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## Executive Summary Report

Appraisal Date 1/1/2005 - 2005 Assessment Roll

**Area Name / Number:** Lea Hill / 62

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 1303

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2004 Value</b>	\$66,000	\$176,100	\$242,100	\$253,500	95.5%	10.63%
<b>2005 Value</b>	\$85,700	\$167,300	\$253,000	\$253,500	99.8%	7.00%
<b>Change</b>	+\$19,700	-\$8,800	+\$10,900		+4.3%	-3.63%
<b>% Change</b>	+29.8%	-5.0%	+4.5%		+4.5%	-34.15%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.63% and -34.15% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2004 Value</b>	\$70,800	\$167,700	\$238,500
<b>2005 Value</b>	\$89,500	\$165,900	\$255,400
<b>Percent Change</b>	+26.4%	-1.1%	+7.1%

Number of improved Parcels in the Population: 5981

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2004 or 2005 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

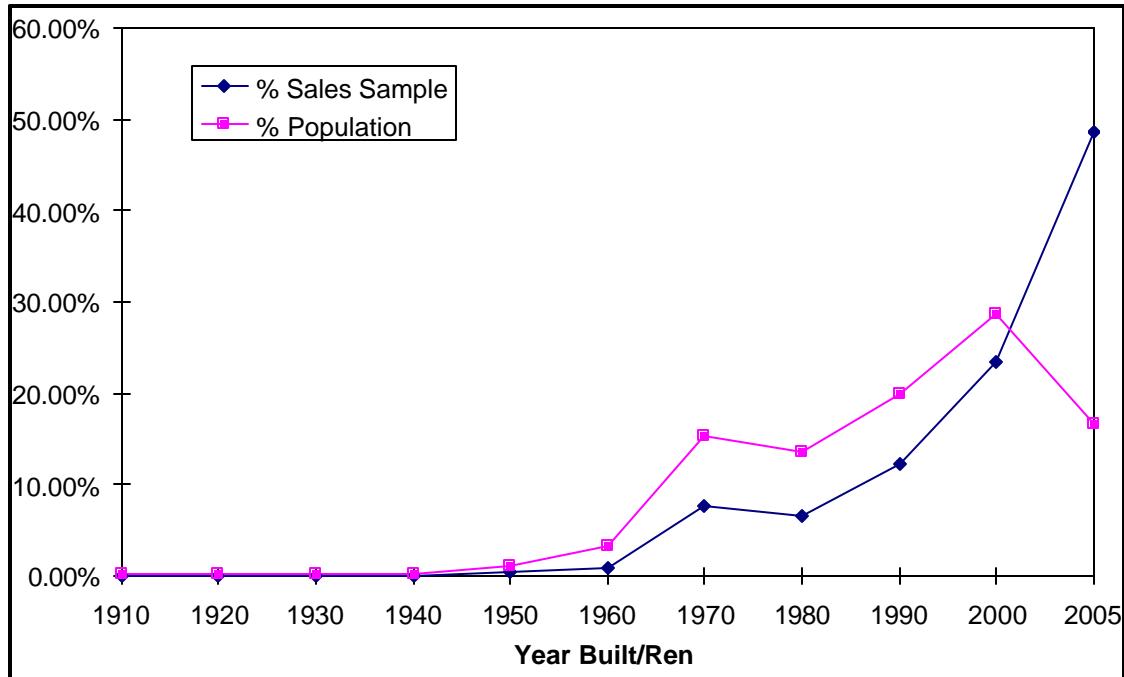
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2005 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.08%
1930	0	0.00%
1940	1	0.08%
1950	7	0.54%
1960	11	0.84%
1970	99	7.60%
1980	87	6.68%
1990	159	12.20%
2000	305	23.41%
2005	633	48.58%
	1303	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	12	0.20%
1920	14	0.23%
1930	20	0.33%
1940	19	0.32%
1950	70	1.17%
1960	192	3.21%
1970	922	15.42%
1980	816	13.64%
1990	1194	19.96%
2000	1720	28.76%
2005	1002	16.75%
	5981	

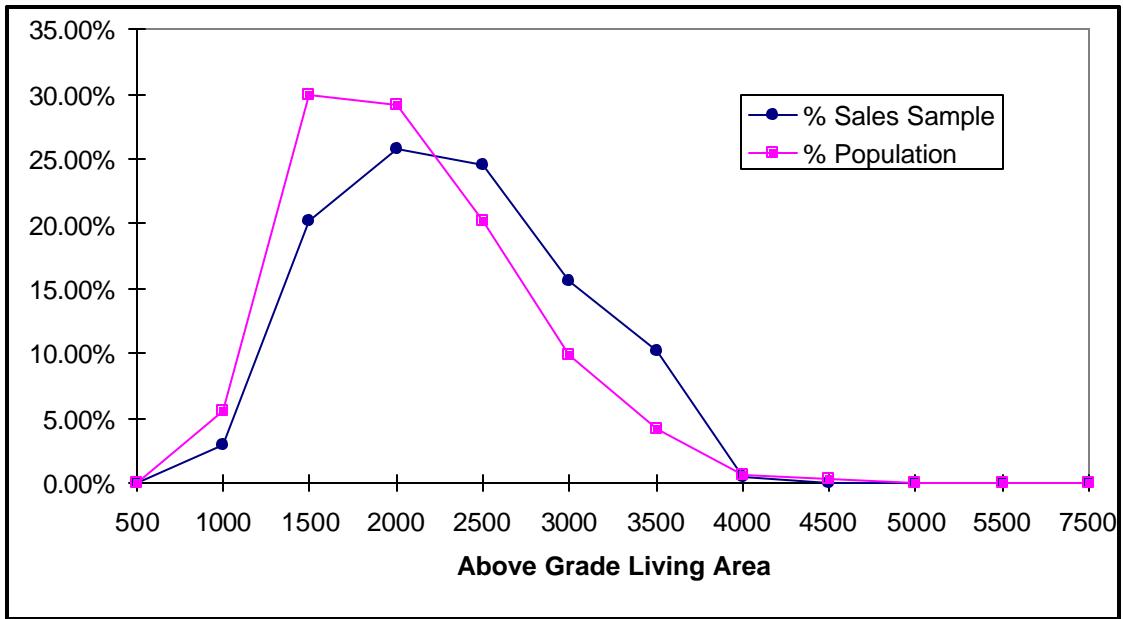


The Sales sample is fairly representative of the population. Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	39	2.99%
1500	263	20.18%
2000	336	25.79%
2500	320	24.56%
3000	204	15.66%
3500	133	10.21%
4000	6	0.46%
4500	1	0.08%
5000	1	0.08%
5500	0	0.00%
7500	0	0.00%
		1303

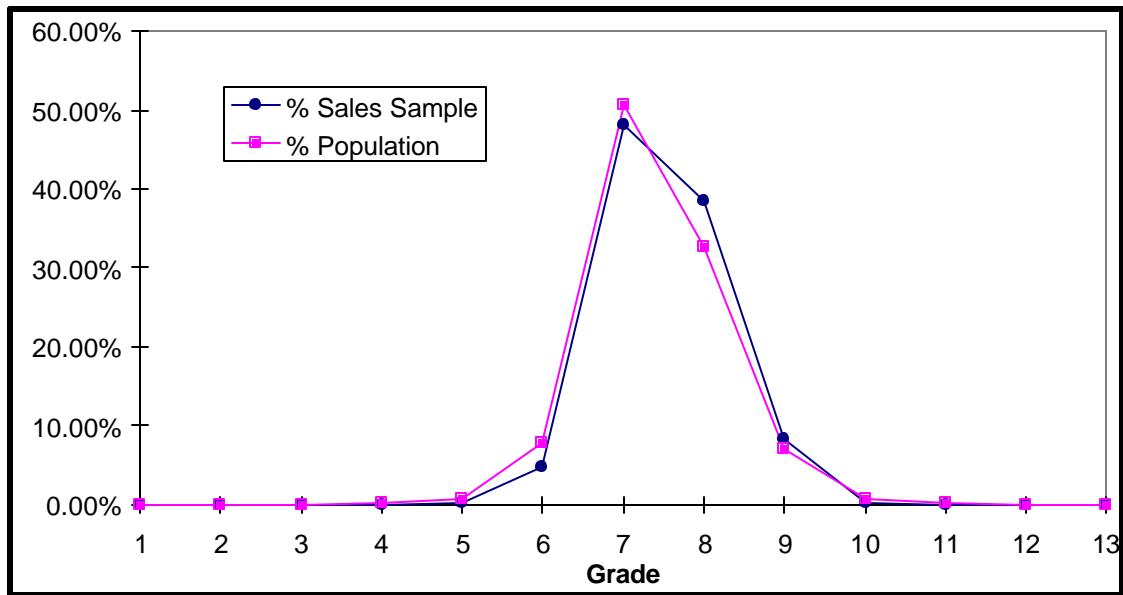
<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.02%
1000	335	5.60%
1500	1794	29.99%
2000	1747	29.21%
2500	1205	20.15%
3000	593	9.91%
3500	252	4.21%
4000	33	0.55%
4500	17	0.28%
5000	3	0.05%
5500	1	0.02%
7500	0	0.00%
		5981



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

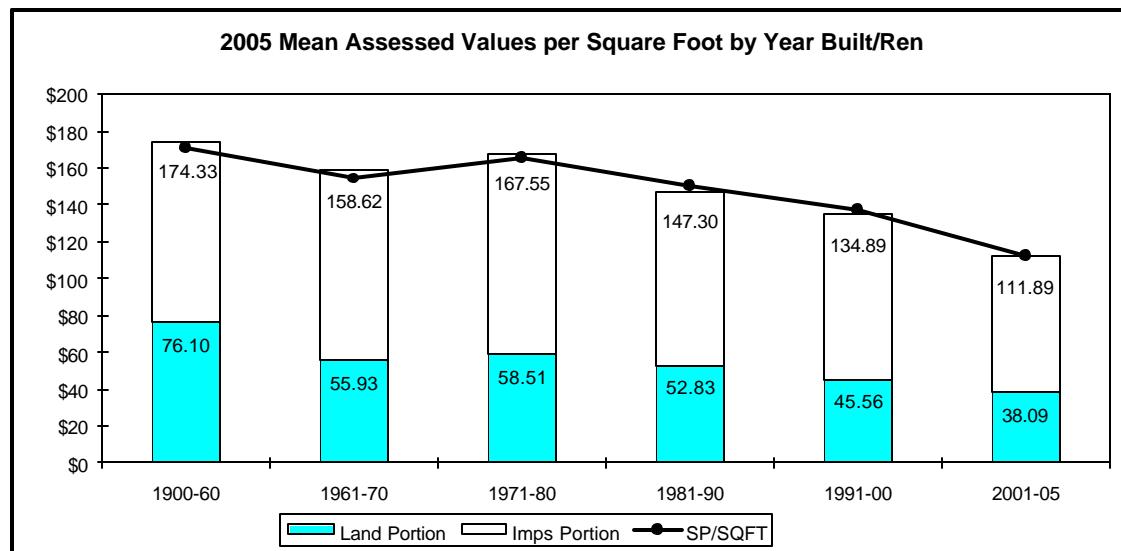
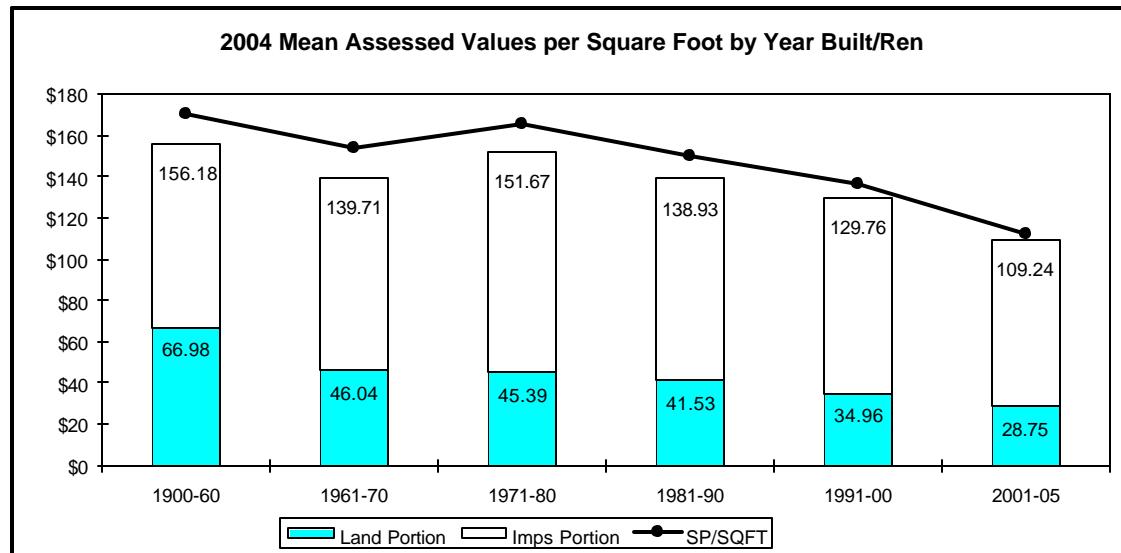
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	8	0.13%
5	2	0.15%	5	44	0.74%
6	61	4.68%	6	470	7.86%
7	627	48.12%	7	3037	50.78%
8	502	38.53%	8	1951	32.62%
9	107	8.21%	9	423	7.07%
10	4	0.31%	10	41	0.69%
11	0	0.00%	11	5	0.08%
12	0	0.00%	12	1	0.02%
13	0	0.00%	13	0	0.00%
1303			5981		



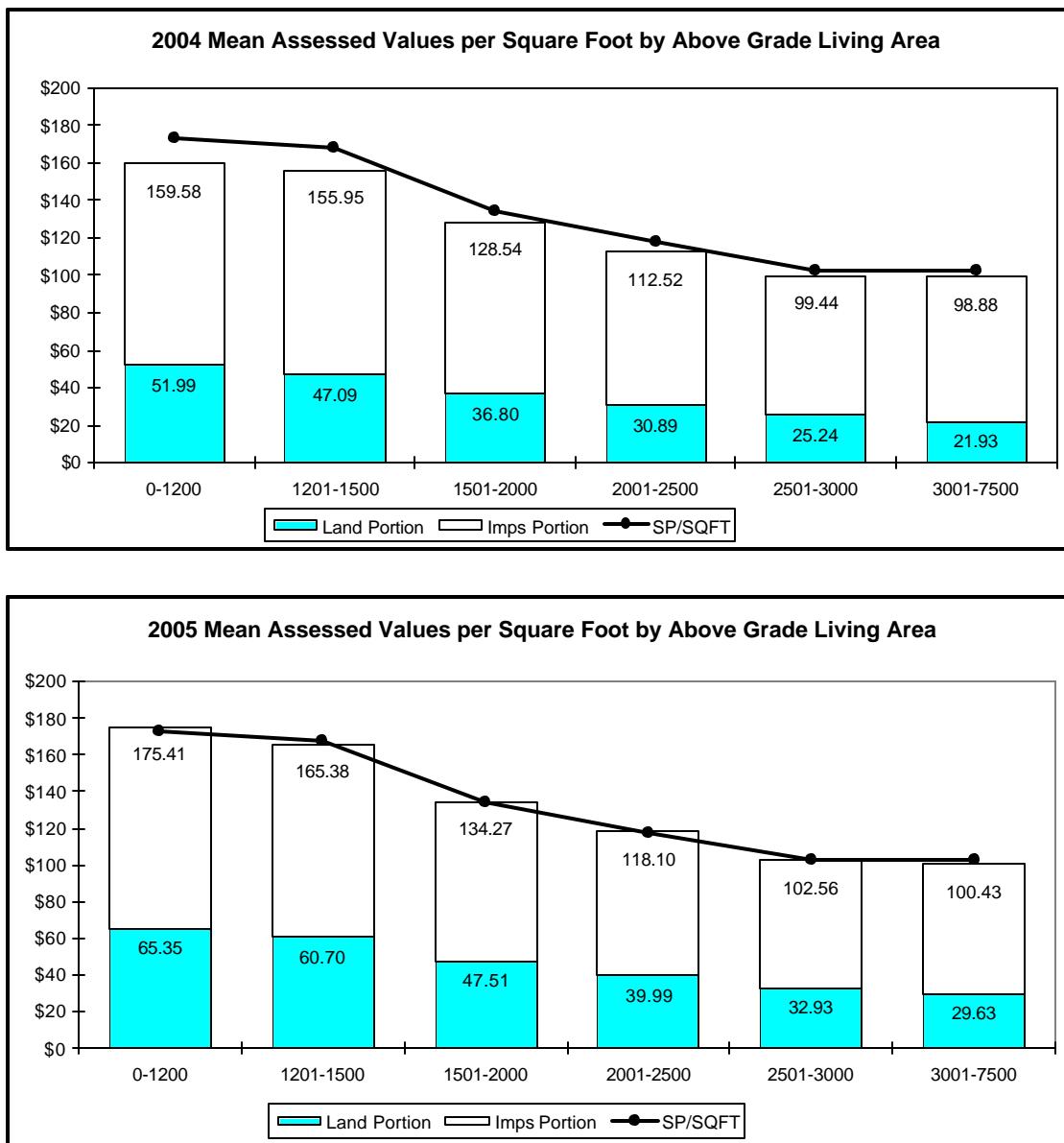
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values by Year Built or Year Renovated**



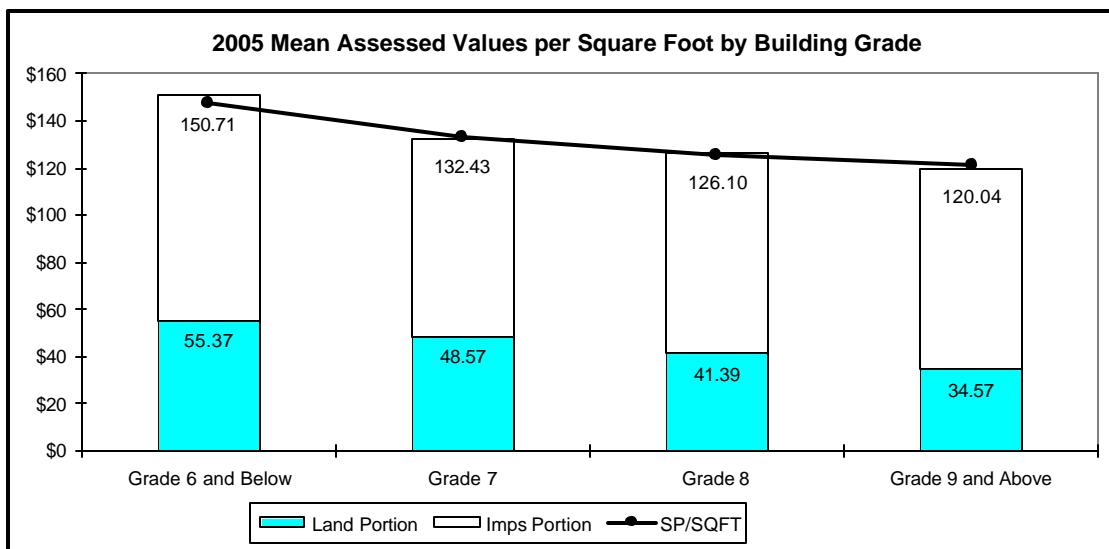
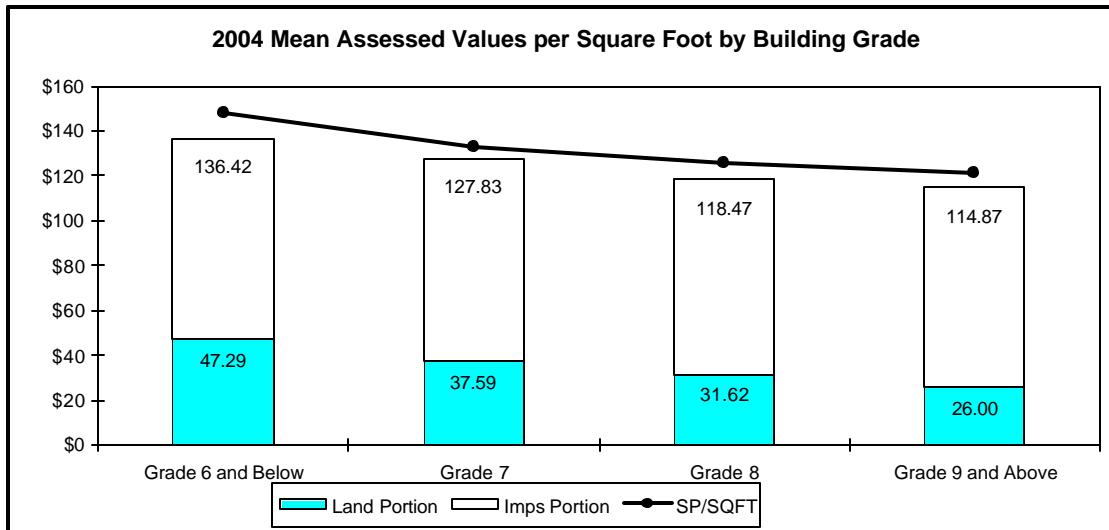
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values by Above Grade Living Area**



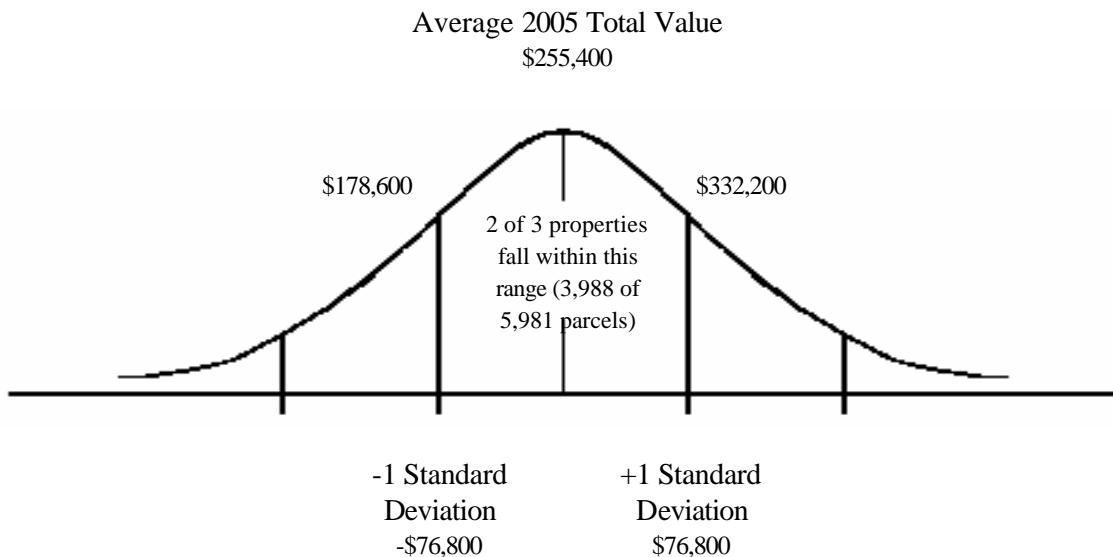
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2004 and 2005 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

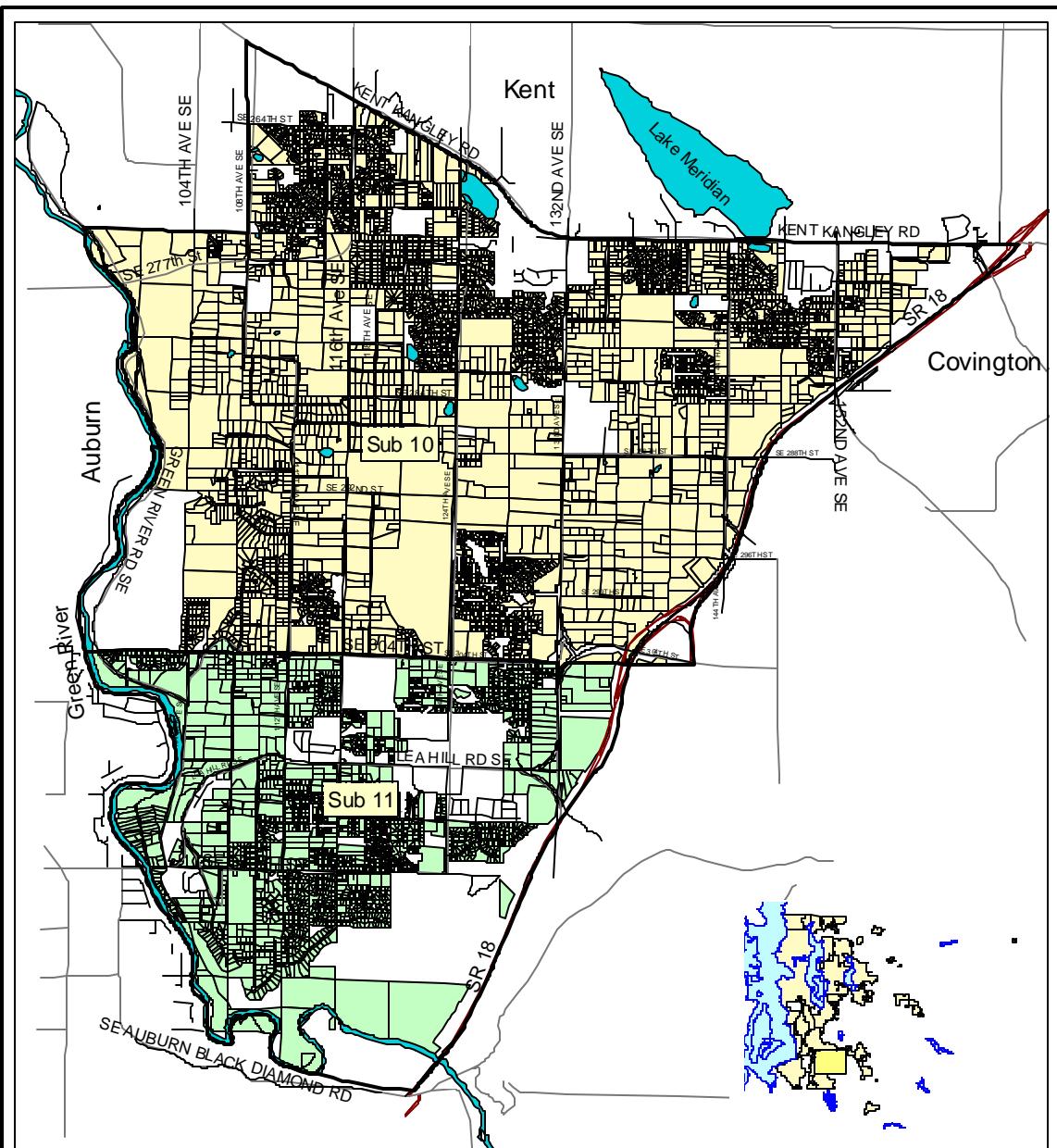
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2004 or 2005 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



## Area 62

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or fitness for use of such information. King Co shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map.

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N  
May 9, 2005  
0.2 0 0.2 0.4 0.6 0.8 Miles

King County  
Department of Assessments

**Legend**  
**Sub Areas**

	10
	11

11

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/2003 to 1/2005 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: Lea Hill

### **Boundaries:**

This area is bounded on the north by Kent-Kangley RD, on the south by the Green River and SE Auburn Black Diamond RD, on the east by SR 18, and on the west by the Green River.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 62 is located east of Auburn, and includes the south part of Kent's East Hill south of Kent-Kangley RD. This area consists of 2 sub areas, sub area 10 which is north of SE 304<sup>th</sup> ST, and sub area 11 which is south of SE 304<sup>th</sup> ST. The typical quality home, as illustrated by the Frequency Tables, is grade 7. These homes are approximately 1500 to 2000 square feet in size, and were built between 1990 and 2000.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2005 recommended values. This study benchmarks the current assessment level using 2004 posted values. The study was also repeated after application of the 2005 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 10.63% to 7.00%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2003 to 1/2005 were given primary consideration for valuing land. The allocation approach was also used and gave results that validated land values indicated by the vacant sales.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Removed" sections of this report. Additional information resides in the Assessor's procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

There are 6996 parcels in the 2 sub areas of 62, most of which are located in plats. Sub area 10 has 4703 parcels and sub area 11 has 2293 parcels. Some parcels have Mt Rainier, Cascade, or valley views.

There were few arms length sales of vacant parcels throughout this area. As such, the sales comparison approach had to be supplemented with land allocation. For land allocation, an estimated starting land-to-total value allocation was used. For homes built since 2000 building grade 7, 38% was used; building grade 8, 34% was used; building grade 9 and above 27% was used except in sub-area 11 where 28% was used. For homes built before 2000 building grade 7 and 8, 28% was used; for building grade 9 and above 26% was used. We used these starting allocation percentages in conjunction with the Assessor's depreciation table to calculate indicated land values for improved sold properties. The allocation approach gave results that were consistent with the limited number of vacant sales. Valuation was according to lot size except for plats where a site value basis was more appropriate. In addition, platted multi-parcel sales, (i.e. sales from developer to builder), were considered for newer plats.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## **Land Value Model Calibration**

The following plats were valued on a site basis.

<b>Plat Name</b>	<b>Major Number</b>	<b>Site Value</b>
Allenbach IV	016300	\$90,000
Andrew's Landing	022790	\$100,000
Arbor View	025505	\$80,000
Auburn Hills	030310	\$80,000
Autumn Glen	031839	\$95,000
Bifrost Grate	080680	\$90,000
Big K Add	080780	\$94,000
Big K Add No 2	080800	\$94,000
Bolt Add	091040	\$85,000
Burkhardt Heights	125220	\$95,000
Campus Rim	132197	\$80,000
Canterbury Ridge	133070	\$87,000
Carrington Bluff	140290	\$90,000
Carrington Meadows	140295	\$90,000
Cedar Hollow 2	144611	\$85,000
Chardot Manor	152280	\$75,000
Cherry Wood Lane	155870	\$80,000
Cimarron Place	159208	\$75,000
Cobble Creek	165730	\$90,000
Cobble Creek II	165731	\$87,000
College Green	168200	\$75,000
College Green Correction	168210	\$75,000
College Green North	168250	\$75,000
College Heights	168350	\$75,000
College Hill Estates	168360	\$75,000
College View	168520	\$75,000
Cottonwood	177642	\$90,000
Country Green	178727	\$85,000
Crystal Court	186456	\$94,000
Crystal Meadows	186500	\$90,000
Dawson Hills	192320	\$87,000
Derbyshire	200530	\$60,000
Derbyshire No 2	200540	\$60,000
Derbyshire No 3	200550	\$60,000
Derbyshire No 4	200560	\$60,000
Derbyshire No 5	200570	\$60,000
Derbyshire No 6	200580	\$60,000
Derbyshire No 7	200590	\$60,000
Duberry Hill Ph 2	211101	\$90,000

### ***Land Value Model Calibration (cont.)***

<b>Plat Name</b>	<b>Major Number</b>	<b>Site Value</b>
Eagle Run	214128	\$80,000
Eastridge Manor #2	221250	\$80,000
Eastridge Manor #3	221260	\$85,000
Eastridge Manor #4	221270	\$80,000
Eastridge Manor Add	221240	\$80,000
Echo Glen Heights	222180	\$80,000
Erin Glade	237930	\$90,000
Fisher Estates	256950	\$85,000
Flora Park	258250	\$80,000
Fox Ridge	262140	\$80,000
Fox Ridge Add 1	262142	\$80,000
Glenn Kara	279860	\$80,000
Green Meadows South	288795	\$80,000
Green River Estates	289065	\$75,000
Hagadorn Park	299100	\$80,000
Hamilton Park	305670	\$80,000
Hazelwood Crest	320440	\$80,000
Hazelwood Heights Add	320450	\$75,000
Hidden Valley Park	327605	\$90,000
Hidden Valley Vista	327608	\$95,000
Hillcrest East	332680	\$75,000
Hillcrest Estates Div 1	332700	\$75,000
Hillcrest Estates Div 2	332701	\$75,000
Hillcrest Estates Div 3	332702	\$75,000
Hycroft	354600	\$80,000
Julies Add	377500	\$80,000
Kangley Downs	379070	\$80,000
Kendall Heights	381480	\$85,000
Kent Ridge Estates Div 1	383060	\$75,000
Kent Ridge Estates Div 2	383061	\$75,000
Kent Ridge Estates Div 3	383062	\$75,000
Kent Ridge Estates No 4	383063	\$75,000
Kent Ridge Estates No 5	383064	\$75,000
Kingsley Glen	387657	\$95,000
Kingsley Meadows	387659	\$94,000
Kingsstone	387676	\$80,000
Laurelwood Estates	422197	\$80,000
Lea Hill Village Div 1	423940	\$40,000
Lea Hill Village Div 2	423941	\$55,000
Lea Hill Village Div 3A	423943	\$55,000

### **Land Value Model Calibration (cont.)**

<b>Plat Name</b>	<b>Major Number</b>	<b>Site Value</b>
Leeann Meadows	425020	\$85,000
Lexington Square	429880	\$80,000
Lindental	434500	\$80,000
Lindental Meadows	434530	\$80,000
Little Bend	436320	\$80,000
Mack park	500360	\$90,000
Meadowland East	542080	\$75,000
Meridian Estates	546610	\$80,000
Meridian Estates #2	546620	\$80,000
Meridian Glen Div No 1	546640	\$80,000
Meridian Glen Div No 2	546641	\$80,000
Meridian Glen Div No 3	546642	\$80,000
Meridian Heights	546650	\$80,000
Meridian Pacific	546860	\$85,000
Meridian Park Vista	546873	\$85,000
Meridian Ridge Div 1	546877	\$90,000
Meridian Ridge Div 2	546878	\$90,000
Mountain View Villa	570920	\$90,000
Mulberry Lane	571400	\$75,000
Nancy's Grove	600450	\$85,000
Nancy's Grove Div 2 Ph 1	600451	\$85,000
Nancy's Grove Div 3	600453	\$85,000
North Meadow	614500	\$75,000
Oakhill	630600	\$80,000
Pacific Park	660035	\$90,000
Pacific Ridge	660078	\$85,000
Park Meridian	664850	\$85,000
Rainier Ridge Div 1	713790	\$75,000
Rainier Ridge Div 2	713791	\$75,000
Rainier Shadows	713795	\$80,000
Rainier Shadows 2 Ph1	713796	\$80,000
Rainier Shadows 2 Ph2	713797	\$80,000
Ridge At Willow Park	730040	\$95,000
Ridge At Willow Park Div 2	730041	\$90,000
River Park Estates	732860	\$80,000
Royal Hills	745740	\$80,000
Scottish Highlands	761410	\$85,000
South Bend	787900	\$80,000
South Ridge Estates	788580	\$90,000
Spring Vista	793900	\$90,000

### ***Land Value Model Calibration (cont.)***

<b>Plat Name</b>	<b>Major Number</b>	<b>Site Value</b>
Squire Heights	794230	\$75,000
Star Meadow	797080	\$95,000
Starwood	797190	\$95,000
Summerfield Estates	807852	\$80,000
Sun Meadows	809140	\$80,000
Sun Meadows Div No 2	809141	\$80,000
Sunnybrook Place	809700	\$85,000
Sunset Meadows	813350	\$90,000
Taylor's Glen	856765	\$85,000
Tudor Square Div 1	870010	\$80,000
Tudor Square Div 2	870011	\$80,000
Tudor Square Div 3	870012	\$80,000
Vintage Hills Div 5	894670	\$90,000
Vintage Hills Div 6	894671	\$90,000
Vintage Hills Div 7	894672	\$90,000
Webster Place	920690	\$80,000
Willow Point	942935	\$90,000
Windsor Place	947690	\$85,000

Non-Acreage Parcels

Acreage Parcels

<b>Lot Size</b>	<b>Value</b>
5000	\$75,000
8000	\$80,000
10000	\$85,000
15000	\$90,000
20000	\$95,000
25000	\$100,000
30000	\$105,000

<b>Acres</b>	<b>Value</b>
1	\$110,000
1.25	\$117,000
1.5	\$125,000
2	\$140,000
2.5	\$155,000
3	\$170,000
3.5	\$185,000
4	\$200,000
5	\$230,000
6	\$260,000
7	\$290,000
8	\$320,000
9	\$350,000
10	\$380,000
12	\$420,000
15	\$480,000
20	\$580,000

## **Land Value Model Calibration (cont.)**

Views and traffic were adjusted as follows throughout area 62:

<b>View</b>	<b>Adjustment</b>
Exc Rainier & Exc Territorial (Valley)	Schedule x 2
Gd Rainier & Gd/Exc Territorial (Valley)	Schedule 1.75
Ave Rainier & Gd Territorial (Valley)	Schedule 1.5
Exc Territorial or Exc Rainier	Schedule 1.5
Gd Territorial or Gd Rainier	Schedule 1.30
Ave Territorial or Ave Rainier	Schedule 1.1

<b>Traffic Noise</b>	
Moderate	Schedule less 5%
High	Schedule less 10%
Extreme	Schedule less 15%

Land Value for parcels with obvious development potential was calculated using the following formulas:

1. Property sold to developer or parcels with platting action implemented;  
? Total buildable land area x .75 x number of lots allowed per zoning x \$23,000.

<b>Example</b>		<b>Calculation</b>
Total Buildable Land area	5 acres	$5 \times .75 \times 6 \times \$23,000 = \$517,500$
Adjustment for roads, retention areas, etc	0.75	
Lots allowed per zoning	R6	

2. Property with approved preliminary plat approval;  
? Number of lots if known x \$42,000 or Total buildable area x .75 x number of lots allowed per zoning x \$42,000.

<b>Example</b>		<b>Calculation</b>
Number of Lots	30	$30 \times \$42,000 = \$1,260,000$
<b>Or</b>		
Total Buildable Land area	5 acres	$5 \times .75 \times 6 \times \$42,000 = \$945,000$
Adjustment for roads, retention areas, etc	0.75	
Lots allowed per zoning	R6	

Topography, wetlands, access, and other building problems were adjusted downward from 5% to 70%.

***Vacant Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
10	032105	9044	06/17/2004	\$ 210,000	199,504	N	N
10	032105	9118	10/12/2004	\$ 105,000	27,500	N	N
10	052105	9014	12/23/2004	\$ 225,000	420,789	N	N
10	052105	9177	05/11/2004	\$ 90,000	10,121	N	N
10	080780	0020	09/23/2004	\$ 61,000	9,310	N	N
10	080780	0030	06/30/2003	\$ 58,000	10,112	N	N
10	080780	0070	04/13/2004	\$ 58,000	9,922	N	N
10	221240	0200	11/10/2004	\$ 38,000	13,300	N	N
10	221250	0200	03/24/2004	\$ 50,000	13,160	N	N
10	221260	0130	12/22/2004	\$ 125,000	37,465	Y	N
10	282205	9305	04/12/2004	\$ 97,000	36,600	N	N
10	332205	9082	01/21/2003	\$ 75,000	49,222	N	N
10	546620	0110	08/12/2003	\$ 64,500	10,206	N	N
11	082105	9047	09/29/2003	\$ 102,500	87,120	N	N
11	102105	9007	09/05/2003	\$1,800,000	1,243,202	N	N
11	144611	0010	08/20/2004	\$ 85,000	8,149	N	N
11	144611	0011	08/20/2004	\$ 85,000	7,119	N	N
11	144611	0020	08/20/2004	\$ 85,000	9,742	N	N
11	144611	0021	08/20/2004	\$ 85,000	9,502	N	N
11	333940	0315	11/22/2004	\$ 100,000	158,122	N	N
11	333940	0347	01/02/2003	\$ 80,000	28,702	Y	N
11	333940	0359	01/21/2004	\$ 90,000	41,302	N	N
11	334100	0031	05/11/2004	\$ 80,000	41,000	N	N
11	334100	0145	03/30/2004	\$ 89,500	9,919	Y	Y

**Vacant Sales Used In This Physical Inspection Analysis**  
**Area 62**

Vacant Multi Parcel Sales

<b>Sub Area</b>	<b>Major</b>	<b>Plat Name</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>E Number</b>	<b>Number of parcels</b>	<b>Indicated Value Per Lot</b>
10	031839	Autumn Glen	02/05/2004	\$2,200,000	2018410	20	\$110,000
10	080680	Bifrost Gate	04/09/2003	\$4,484,500	1952679	53	\$84,613
10	115270	Brookside Court	08/03/2004	\$2,185,000	2061632	23	\$95,000
10	211101	Duberry Hill PH 2	10/20/2004	\$835,000	2081770	10	\$83,500
10	256950	Fisher Estates	03/16/2004	\$137,000	2029470	2	\$68,500
		The Ridge At Willow Park	01/10/2003	\$170,000	1933144	2	\$85,000
10	730040						
10	788580	South Ridge Estates	01/15/2003	\$458,400	1934174	6	\$76,400
10	788580	South Ridge Estates	05/05/2003	\$458,400	1957585	6	\$76,400
10	797080	Starmeadow	06/24/2004	\$1,456,000	2052873	14	\$104,000
10	894671	Vintage Hills VI	09/04/2003	\$2,070,000	1986479	24	\$86,250
10	894671	Vintage Hills VI	12/02/2003	\$5,490,000	2006590	61	\$90,000
11	381480	Kendal Heights	04/22/2003	\$350,000	1954594	5	\$70,000
11	381480	Kendal Heights	04/23/2003	\$350,000	1954597	5	\$70,000
11	387659	Kingsley Meadows	12/22/2003	\$1,880,000	2011320	20	\$94,000
11	387659	Kingsley Meadows	02/23/2004	\$3,290,000	2022963	37	\$88,919

Additional Multi Parcel Sales Considered

<b>Sub Area</b>	<b>Major</b>	<b>Plat</b>	<b>Sale Date</b>	<b>Sales Price</b>	<b>E#</b>	<b>Number of Parcels</b>	<b>Indicated Value Per Lot</b>
10	211101	Duberry Hill PH 24	04/01/2002	\$1,735,000	1877567	23	\$75,434
10	894670	Vintage Hills Div V	05/09/2001	\$1,596,000	1816712	19	\$84,000
11	186456	Crystal Court	10/31/2002	\$492,000	1921371	6	\$82,000
11	186456	Crystal Court	10/31/2002	\$492,000	1921374	6	\$82,000

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
10	032105	9169	11/28/2004	\$123,200	NON-REPRESENTATIVE SALE
10	032105	9170	11/29/2004	\$123,200	NON-REPRESENTATIVE SALE
10	042105	9027	08/02/2004	\$1,200,000	TEAR DOWN
10	052105	9088	08/26/2003	\$55,000	NON-REPRESENTATIVE SALE;
10	292205	9212	07/08/2003	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
10	322205	9054	02/10/2003	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
11	333940	0327	06/25/2003	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
10	679220	0325	06/12/2003	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
10	786700	0063	04/06/2004	\$6,700	FULL SALES PRICE NOT REPORTED;
10	786700	0063	04/06/2004	\$6,700	MULTI-PARCEL SALE;
10	786700	0063	09/08/2004	\$230,000	CORPORATE AFFILIATES;
10	322205	9022	05/25/2004	\$207,425	GOVERNMENT AGENCY;
11	102105	9045	10/27/2003	\$10,000	GOVERNMENT AGENCY; FORCED SALE;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2003 to 1/2005 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

The population was generally well represented by the sales sample. The exceptions were building grades below 6 and above grade 9, poor and fair condition, large homes over 4000 square feet, and homes built before 1940. The model generally predicted values well for these strata. Exceptions and adjustments to the model are as noted on 25 and 26.

Various possible combinations and valuation alternatives including a cost model (RCNLD) were considered in the development of the final model. Ultimately, on characteristic based multiplicative model was used. The final model, in addition to the typical variable units of building age, grade, condition, square feet, includes covered parking and numerous plat variables.

This model predicted value well for most properties. For properties that were under represented in the sales sample, the appraiser could consider using the cost approach or make market based adjustments to EMV.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

<b>Variables:</b>	<b>Definitions/Transformations</b>
AgeC	Age of Improvement
GradeC	Improvement Grade - Quality of Construction
VGoodYN	Very Good Condition (Condition of improvement for year built)
CvdNoCarportC	Covered Parking (Excludes carports)
FstFlrC	First Floor (Finished living area on first floor)
HlfFlrC	Half Floor (Finished living area of half floor)
SndFlrC	Second Floor (Finished living area of second floor)
UnfinBsmtNoGarC	Basement (Total basement living area, excludes basement garage)
FinBGrGT5C	Finished Basement Living Area Greater Than Grade 5
BaseLandC	2005 Base Land Value
BigLotC	Parcels Over 15,000 Square Feet
Plat016300	Plat Major Number 016300 (Allenbach IV)
Plat080680	Plat Major Number 080680 (Big K Add No 2)
Plat125220	Plat Major Number 125220 (Burkhardt Heights)
Plat155870	Plat major Number 155870 (Cherry Wood Lane)
Plat165730_731	Plat Major Number 165730 & 165731 (Cobble Creek & Cobble Creek II)
Plat178727	Plat Major Number 178727 (Country Green)
Plat192320	Plat Major Number 192320 (Dawson Hills)
Plat200530Thru590	Plat Major Number 200530 - 200590 (Derbyshire 1 through 7)
Plat258250	Plat Major Number 258250 (Flora Park)
Plat262140	Plat Major Number 262140 (Fox Ridge)
Plat332701_702	Plat Major Number 332701 & 332702 (Hillcrest Estates Div 1 & Div 2)
Plat387659	Plat Major Number 387659 (Kingsley Meadows)
Plat387676	Plat Major Number 387676 (Kingsstone)
Plat425020	Plat Major Number 425020 (Leeann Meadows)
Plat434500_530	Plat Major Number 434500 & 434530 (Lindenthal & Lindenthal Meadows)
Plat546878	Plat Major Number 546878 (Meridian Ridge Div 2)
Plat664850	Plat Major Number 664850 (Park Meridian)
Plat713790	Plat Major Number 713790 (Rainier Ridge Div 1)
Plat713791	Plat Major Number 713791 (Rainier Ridge Div 2)
Plat730040_041	Plat Major Number 730040 (Ridge At Willow Park & Ridge At Willow Park Div 2)
Plat807852	Plat Major Number 807852 (SummerField Estates)
Plat894672	Plat Major Number 894672 (Vintage Hills Div 7)

## **Improved Parcel Total Value Model Calibration**

### **Multiplicative Model**

2.277534+ 1.701917E-02\*AgeC+ 7.484128E-02\*GradeC+ 3.260015E-02\*VGoodYN+ 2.599809E-02\*CvdNoCarportC+ .2881307\*FstFlrC+ .0695243\*HlfFlrC+ .0937051\*SndFlrC+ 2.150005E-02\*UnfinBsmtNoGarC+ 5.727715E-02\*FinBGrGT5C-2.993221E-02\*Plat016300-7.277673E-02\*Plat080680+ 3.338425E-02\*Plat125220+ 4.620865E-02\*Plat155870+ 4.058461E-02\*Plat165730\_731+ 4.639313E-02\*Plat192320+ 4.557364E-02\*Plat200530Thru590+ 4.078405E-02\*Plat258250+ 3.871953E-02\*Plat262140-4.942483E-02\*Plat332701\_702+ 3.748272E-02\*Plat387659+ .0258106\*Plat387676+ .0324126\*Plat425020+ 2.500164E-02\*Plat434500\_530+ 4.411753E-02\*Plat546878-3.236299E-02\*Plat664850-2.468153E-02\*Plat713790+ 3.176206E-02\*Plat713791-1.843901E-02\*Plat730040\_041+ 2.079148E-02\*Plat807852-4.734468E-02\*Plat894672+ .3709253\*BaseLandC+ 9.84973E-04\*BigLotC-2.663327E-02\*Plat178727

### **Standard Model Exceptions**

Multiple buildings, Lot size less than 1000 square feet, Building Grade Less than 3, Total EMV less than base land.

### **Model Adjustments**

<b>Adjustments</b>	
Multiple Buildings	EMV for primary improvement plus cost (RCNLD) for the secondary improvement
Grade 3 or less	RCNLD or Previous Improvement Value + New Land
Poor Condition	RCNLD or Previous Improvement Value + New Land
Fair Condition	Improvement EMV x .95 + New Land
Good Condition	Improvement EMV x 1.05 + New Land
Unfinished Area	Cost adjustment to EMV based on RCNLD
Percent Complete	Improvement EMV at 100% x percent complete + New Land
Obsolescence	Improvement EMV x percent obsolescence + New Land
Net Condition	Improvement RCNLD + New Land
Carports	\$2000 per stall
Accessories	EMV + Acc'y RCNLD

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	282205	9066	4/23/04	\$230,000	680	0	4	1941	4	104108	N	N	12222 SE 270TH ST	
010	200570	0190	4/4/03	\$156,000	700	0	5	1947	4	10209	N	N	11836 SE 275TH ST	
010	282205	9057	8/18/04	\$259,000	720	0	5	1938	3	216493	N	N	12013 SE KENT-KANGLEY RD	
010	282205	9059	3/26/04	\$360,000	860	0	5	1924	3	79730	N	N	12135 SE KENT-KANGLEY RD	
010	282205	9017	12/29/04	\$475,000	1560	0	5	1900	2	257439	N	N	12203 SE KENT-KANGLEY RD	
010	200570	0210	4/22/04	\$184,950	840	0	6	1962	4	9638	N	N	27526 118TH AV SE	
010	200580	0080	11/19/04	\$170,500	840	0	6	1962	4	9638	N	N	11603 SE 276TH ST	
010	200560	0210	6/26/03	\$175,000	840	0	6	1963	3	11900	N	N	27203 117TH AV SE	
010	200580	0200	8/2/04	\$180,000	860	190	6	1962	3	11900	N	N	27526 116TH PL SE	
010	200580	0190	10/20/03	\$172,500	860	860	6	1962	4	11340	N	N	27518 116TH PL SE	
010	200570	0220	1/17/03	\$138,000	860	0	6	1962	4	9638	N	N	27518 118TH AV SE	
010	342205	9032	4/22/04	\$188,000	860	0	6	1941	4	8632	N	N	27314 140TH CT SE	
010	200550	0130	5/6/04	\$206,000	860	700	6	1961	4	9801	N	N	27403 118TH AV SE	
010	200560	0140	11/19/03	\$206,345	860	400	6	1963	4	15100	N	N	27235 116TH PL SE	
010	352205	9183	7/28/03	\$156,000	890	0	6	1981	3	8970	N	N	27324 152ND AV SE	
010	282205	9265	10/29/04	\$110,000	1030	0	6	1946	1	36000	N	N	12033 SE KENT-KANGLEY RD	
010	200570	0230	11/9/04	\$174,500	1060	0	6	1962	3	9638	N	N	27510 118TH AV SE	
010	200590	0230	10/15/03	\$175,000	1060	0	6	1966	3	9579	N	N	27413 122ND AV SE	
010	200570	0100	6/14/04	\$141,000	1060	0	6	1962	3	9801	N	N	27519 118TH AV SE	
010	200540	0140	11/18/04	\$170,000	1090	0	6	1961	3	10125	N	N	27222 121ST AV SE	
010	200560	0230	6/3/04	\$181,600	1100	0	6	1963	3	11340	N	N	27219 117TH AV SE	
010	342205	9129	12/26/03	\$197,500	1100	0	6	1945	3	29760	N	N	27409 144TH AV SE	
010	679220	0130	11/23/04	\$225,000	1110	0	6	1950	3	49222	N	N	24727 135TH AV SE	
010	200550	0250	9/18/03	\$174,950	1130	0	6	1961	4	11850	N	N	11820 SE 274TH ST	
010	200580	0030	9/23/03	\$163,500	1130	0	6	1962	3	9516	N	N	11647 SE 276TH ST	
010	200590	0140	9/19/03	\$169,750	1150	0	6	1967	4	8755	N	N	12006 SE 276TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	200590	0160	7/28/04	\$187,500	1180	0	6	1966	4	9579	N	N	27526 120TH AV SE
010	352205	9167	7/23/04	\$206,649	1210	0	6	1978	3	10640	N	N	15215 SE 278TH ST
010	200550	0020	7/22/04	\$179,950	1220	0	6	1961	4	9760	N	N	11834 SE 272ND PL
010	679220	0210	3/29/04	\$185,000	1260	0	6	1952	5	20169	N	N	27706 132ND AV SE
010	200550	0200	5/4/04	\$211,300	1390	0	6	1961	5	9594	N	N	27403 120TH AV SE
010	200580	0320	9/12/03	\$185,000	1400	0	6	1962	3	11900	N	N	27528 117TH AV SE
010	200540	0030	9/13/04	\$202,950	1410	0	6	1960	4	10125	N	N	27221 122ND AV SE
010	200590	0200	7/29/03	\$174,950	1450	0	6	1966	3	9630	N	N	12101 SE 274TH ST
010	200530	0100	10/20/04	\$219,900	1480	0	6	1959	4	12350	N	N	27243 123RD AV SE
010	200590	0170	11/30/04	\$185,500	1730	0	6	1966	3	9579	N	N	27516 120TH AV SE
010	387657	0370	3/20/03	\$248,000	2670	0	6	1944	4	18697	N	N	27711 143RD PL SE
010	546640	0560	3/18/03	\$181,400	810	0	7	1983	3	6201	N	N	13706 SE 273RD ST
010	809140	0810	10/15/03	\$190,000	830	0	7	1983	3	7274	N	N	12910 SE 277TH ST
010	434500	0170	5/27/04	\$221,950	880	440	7	1995	3	15236	N	N	11721 SE 264TH ST
010	434500	0080	7/30/03	\$212,250	880	440	7	1994	3	4985	N	N	26418 118TH PL SE
010	434500	0110	6/17/03	\$196,000	900	430	7	1996	3	13700	N	N	26425 118TH PL SE
010	546640	0130	11/25/03	\$207,000	940	240	7	1982	3	5761	N	N	27339 137TH AV SE
010	809140	0800	1/2/03	\$180,000	960	0	7	1983	3	7670	N	N	12914 SE 277TH ST
010	152280	0050	10/7/03	\$166,500	980	0	7	1972	3	10260	N	N	15028 SE 276TH PL
010	332205	9055	3/22/04	\$220,100	1010	0	7	1983	3	40218	N	N	11839 SE 280TH ST
010	383062	0230	2/2/04	\$223,000	1040	430	7	1978	3	8925	N	N	12128 SE 276TH PL
010	546620	0070	5/5/03	\$167,500	1040	0	7	1968	3	12782	N	N	27534 146TH AV SE
010	383061	0190	9/7/04	\$215,000	1040	750	7	1977	3	7500	N	N	12604 SE 276TH PL
010	383061	0260	5/28/03	\$210,000	1040	850	7	1977	3	7000	N	N	12635 SE 276TH PL
010	383062	0110	11/29/04	\$235,000	1060	440	7	1978	3	7210	N	N	27605 123RD AV SE
010	383062	0360	12/23/04	\$250,000	1060	730	7	1978	3	7100	N	N	12125 SE 276TH PL
010	282205	9185	11/2/04	\$214,950	1060	400	7	1963	3	10815	N	N	27130 121ST PL SE
010	383062	0350	9/22/03	\$215,200	1060	730	7	1978	3	7100	N	N	12117 SE 276TH PL
010	383062	0760	1/15/04	\$211,500	1060	720	7	1978	3	7650	N	N	12331 SE 277TH PL
010	883040	0135	2/6/04	\$217,000	1070	400	7	1967	3	11599	N	N	11425 SE 266TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	383061	0310	12/21/04	\$249,000	1080	340	7	1976	3	7700	N	N	27619 127TH AV SE	
010	383061	0350	11/18/03	\$214,000	1080	830	7	1976	3	7500	N	N	27702 126TH CT SE	
010	383060	0120	1/28/03	\$192,000	1080	530	7	1976	3	7475	N	N	27633 125TH AV SE	
010	052105	9165	7/20/04	\$247,650	1100	1100	7	1992	3	24090	N	N	11404 SE 289TH ST	
010	383062	0720	8/1/03	\$187,900	1110	600	7	1978	3	7630	N	N	12307 SE 277TH PL	
010	383061	0320	9/9/04	\$225,000	1120	540	7	1976	3	8000	N	N	27627 127TH AV SE	
010	032105	9098	4/27/04	\$274,000	1120	800	7	1965	4	47916	N	N	29830 138TH AV SE	
010	383062	0050	3/23/04	\$177,500	1130	290	7	1978	4	8400	N	N	27634 123RD AV SE	
010	664850	0650	7/23/04	\$227,000	1140	240	7	1979	3	7875	N	N	14626 SE 275TH PL	
010	761410	0020	3/25/03	\$206,500	1140	0	7	1981	3	9350	N	N	14407 SE 274TH CT	
010	200590	0180	8/10/04	\$184,900	1150	0	7	1966	4	9579	N	N	12005 SE 274TH ST	
010	383061	0220	4/23/04	\$222,500	1160	300	7	1977	3	7326	N	N	12617 SE 276TH PL	
010	664850	0300	8/1/03	\$184,000	1160	600	7	1979	3	7686	N	N	14518 SE 274TH ST	
010	387676	0530	9/15/04	\$269,950	1180	820	7	1998	3	6804	N	N	27008 115TH AV SE	
010	387676	0140	12/4/03	\$245,000	1180	820	7	1998	3	6818	N	N	27022 115TH PL SE	
010	809140	0250	7/28/03	\$186,000	1180	0	7	1984	3	7643	N	N	13118 SE 277TH PL	
010	546641	0040	9/30/03	\$192,950	1180	0	7	1996	3	7012	N	N	13612 SE 272ND CT	
010	080800	0040	9/23/03	\$286,500	1180	0	7	1967	4	13300	N	N	12602 SE 270TH ST	
010	786700	0021	7/23/03	\$150,000	1180	0	7	1945	4	18360	N	N	29809 118TH AV SE	
010	546610	0080	4/20/04	\$197,500	1190	0	7	1967	3	12000	N	N	27663 145TH AV SE	
010	546610	0080	5/23/03	\$173,000	1190	0	7	1967	3	12000	N	N	27663 145TH AV SE	
010	377500	0080	5/8/03	\$209,500	1200	0	7	1995	3	8158	N	N	11524 SE 264TH PL	
010	042105	9018	2/26/04	\$181,500	1200	0	7	1965	3	18000	N	N	29325 132ND AV SE	
010	546620	0100	2/6/03	\$166,000	1200	0	7	1968	3	11000	N	N	27601 145TH PL SE	
010	188800	0045	3/17/04	\$410,000	1210	200	7	1970	3	155731	N	N	12648 SE 282ND ST	
010	383064	0240	11/16/04	\$235,000	1220	280	7	1987	3	6735	N	N	27922 122ND PL SE	
010	383062	0280	11/18/03	\$224,000	1220	300	7	1978	4	7210	N	N	12020 SE 276TH PL	
010	870010	0260	12/5/04	\$265,000	1220	860	7	1989	3	4927	N	N	11244 SE 267TH PL	
010	809140	0840	2/20/03	\$190,700	1220	0	7	1984	3	7221	N	N	12913 SE 277TH ST	
010	870010	0060	4/1/04	\$234,500	1220	860	7	1990	3	6108	N	N	26706 110TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	630600	0020	4/29/04	\$216,950	1230	0	7	1994	3	6000	N	N	11206 SE 264TH PL	
010	052105	9052	3/24/04	\$209,000	1230	0	7	1997	3	11250	N	N	30125 112TH AV SE	
010	809140	0910	11/12/04	\$226,000	1240	0	7	1981	3	6788	N	N	12912 SE 278TH ST	
010	870011	0250	9/27/04	\$224,950	1240	0	7	1988	3	5981	N	N	11019 SE 269TH ST	
010	354600	0410	1/30/04	\$229,000	1240	400	7	1986	3	7425	N	N	27420 125TH CT SE	
010	377500	0160	7/14/03	\$216,000	1240	460	7	1995	3	5432	N	N	11418 SE 265TH ST	
010	546641	0080	11/1/04	\$226,550	1250	0	7	1994	3	5491	N	N	13620 SE 274TH PL	
010	383064	0280	10/14/04	\$215,500	1250	0	7	1987	4	6208	N	N	27902 122ND PL SE	
010	387676	0650	6/15/04	\$223,000	1250	0	7	1998	3	7085	N	N	27109 116TH PL SE	
010	387676	0350	5/27/04	\$219,950	1250	0	7	1996	3	7718	N	N	26815 115TH PL SE	
010	387676	0300	12/18/03	\$213,000	1250	0	7	1996	3	7466	N	N	26808 115TH PL SE	
010	320450	0290	7/15/03	\$215,000	1250	1250	7	1966	4	11271	N	N	10728 SE 304TH WY	
010	870010	0400	12/1/03	\$213,000	1260	0	7	1989	3	5999	N	N	11206 SE 268TH ST	
010	679220	0151	8/21/04	\$165,000	1260	0	7	1950	3	30158	N	N	27527 135TH AV SE	
010	870010	0450	7/21/04	\$273,950	1270	860	7	1989	3	7087	N	N	11236 SE 268TH ST	
010	870010	0240	5/17/04	\$219,950	1270	0	7	1989	3	5916	N	N	11232 SE 267TH PL	
010	546640	0490	11/24/03	\$216,000	1270	0	7	1985	3	8153	N	N	13737 SE 273RD ST	
010	546642	0490	8/26/03	\$207,950	1270	0	7	1992	3	5853	N	N	13714 SE 275TH PL	
010	354600	0580	3/13/03	\$187,500	1270	0	7	1987	3	7404	N	N	27306 126TH PL SE	
010	155870	0100	12/22/03	\$221,000	1280	0	7	1998	3	5762	N	N	11212 SE 264TH ST	
010	546641	0380	6/9/04	\$219,000	1280	0	7	1992	3	5995	N	N	13903 SE 275TH ST	
010	546641	0380	5/5/03	\$200,000	1280	0	7	1992	3	5995	N	N	13903 SE 275TH ST	
010	546640	0190	8/19/04	\$254,500	1290	310	7	1987	3	6211	N	N	13805 SE 274TH ST	
010	546642	0510	7/23/04	\$225,000	1290	0	7	1994	3	5128	N	N	27512 137TH AV SE	
010	546620	0130	3/19/04	\$195,450	1290	0	7	1969	3	10824	N	N	14601 SE 276TH PL	
010	354600	0160	6/29/04	\$249,500	1290	670	7	1986	3	8170	N	N	12511 SE 275TH PL	
010	809140	0820	8/3/04	\$195,000	1290	0	7	1982	3	9920	N	N	12906 SE 277TH ST	
010	354600	0160	6/13/03	\$230,000	1290	670	7	1986	3	8170	N	N	12511 SE 275TH PL	
010	282205	9169	5/27/03	\$195,000	1300	0	7	1961	3	14950	N	N	27054 124TH AV SE	
010	320450	0200	12/4/03	\$237,000	1300	950	7	1968	4	13300	N	N	30033 107TH PL SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	546873	0080	9/10/03	\$212,000	1300	0	7	1993	3	7057	N	N	27733 148TH WY SE
010	630600	0110	5/27/03	\$228,500	1300	340	7	1994	3	7567	N	N	11321 SE 264TH PL
010	546641	0230	7/10/03	\$196,000	1300	0	7	1994	3	5115	N	N	13723 SE 275TH ST
010	354600	0250	5/22/03	\$206,000	1300	680	7	1986	3	7811	N	N	27421 126TH PL SE
010	354600	0030	8/18/04	\$254,950	1310	680	7	1986	3	7325	N	N	27413 124TH PL SE
010	546641	0450	12/1/03	\$215,000	1310	0	7	1990	3	5460	N	N	27420 140TH AV SE
010	546642	0090	8/3/04	\$242,000	1310	0	7	1994	3	5050	N	N	13803 SE 275TH PL
010	320450	0190	7/24/03	\$225,000	1310	700	7	1978	4	13300	N	N	30029 107TH PL SE
010	546641	0590	4/29/03	\$208,000	1310	0	7	1990	3	5778	N	N	13915 SE 274TH ST
010	546642	0460	5/16/03	\$226,749	1310	400	7	1995	3	5893	N	N	13732 SE 275TH PL
010	546641	0050	3/25/03	\$220,000	1310	0	7	1993	3	5571	N	N	13638 SE 274TH PL
010	546641	0220	9/23/03	\$219,950	1310	0	7	1993	3	5013	N	N	13717 SE 275TH ST
010	546641	0150	1/15/03	\$220,000	1310	400	7	1994	3	5004	N	N	13619 SE 274TH PL
010	546641	0250	6/3/03	\$219,000	1310	740	7	1994	3	5061	N	N	13801 SE 275TH ST
010	546640	0360	12/17/04	\$261,000	1320	290	7	1985	3	8889	N	N	13810 SE 274TH ST
010	332205	9121	4/23/04	\$282,500	1320	840	7	1958	3	40267	N	N	11858 SE 282ND ST
010	383062	0080	7/30/03	\$201,000	1320	0	7	1978	4	7210	N	N	27616 123RD AV SE
010	546873	0220	10/19/04	\$217,900	1330	0	7	1994	3	6331	N	N	27723 149TH PL SE
010	546641	0280	12/29/04	\$219,950	1330	0	7	1994	3	4844	N	N	27503 139TH CT SE
010	546873	0060	2/17/04	\$210,000	1330	0	7	1994	3	6980	N	N	27725 148TH WY SE
010	320450	0010	6/18/04	\$240,000	1330	670	7	1966	4	13800	N	N	10814 SE 304TH ST
010	383063	0160	8/18/04	\$219,000	1340	0	7	1987	3	6458	N	N	28045 122ND PL SE
010	383062	0180	3/8/04	\$199,950	1340	0	7	1978	4	9490	N	N	12210 SE 276TH PL
010	256950	0070	8/3/04	\$200,000	1340	0	7	1976	4	10125	N	N	14034 SE 283RD PL
010	870011	0220	4/29/03	\$201,700	1340	0	7	1988	3	5964	N	N	11001 SE 269TH ST
010	870011	0270	4/18/03	\$193,000	1340	0	7	1988	3	5974	N	N	11031 SE 269TH ST
010	184140	0150	8/27/03	\$243,000	1350	440	7	1964	3	30456	N	N	10932 SE 284TH ST
010	383061	0360	11/23/04	\$218,000	1360	0	7	1976	3	7000	N	N	27703 126TH CT SE
010	546620	0140	12/21/04	\$259,000	1360	630	7	1969	3	11100	N	N	14611 SE 276TH PL
010	434500	0280	9/10/04	\$225,000	1360	0	7	1998	3	6568	N	N	11816 SE 265TH CT

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	546641	0030	5/12/04	\$207,000	1360	0	7	1994	3	6082	N	N	13618 SE 272ND CT
010	184140	0030	9/28/04	\$300,000	1370	450	7	1961	5	31350	N	N	28167 109TH AV SE
010	332205	9075	11/17/03	\$297,000	1370	520	7	1960	3	40201	N	N	11806 SE 288TH ST
010	354600	0640	9/18/03	\$224,000	1390	0	7	1985	3	9814	N	N	12516 SE 274TH ST
010	354600	0610	5/26/04	\$222,000	1390	0	7	1985	3	7226	N	N	27322 126TH PL SE
010	262140	0240	6/29/04	\$278,000	1390	730	7	1998	3	7188	N	N	26828 119TH AV SE
010	630600	0120	6/27/03	\$212,000	1390	0	7	1994	3	6885	N	N	11319 SE 264TH PL
010	354600	0270	9/23/03	\$199,000	1390	0	7	1986	3	7417	N	N	12512 SE 275TH PL
010	354600	0330	2/21/03	\$204,000	1400	0	7	1986	3	7205	N	N	27426 124TH PL SE
010	184160	0010	2/27/03	\$234,000	1400	1250	7	1966	3	15810	N	N	11202 SE 284TH ST
010	870011	0100	12/30/04	\$264,950	1410	500	7	1988	3	6652	N	N	26829 112TH AV SE
010	870011	0400	8/16/04	\$270,000	1410	1010	7	1991	3	7725	N	N	27001 114TH AV SE
010	434530	0010	11/24/04	\$217,500	1410	0	7	1994	3	7390	N	N	26505 114TH PL SE
010	354600	0720	6/4/03	\$198,000	1410	0	7	1985	3	7582	N	N	12423 SE 273RD PL
010	342205	9119	11/17/03	\$325,000	1410	0	7	1965	3	130244	N	N	27415 148TH AV SE
010	664850	0630	11/10/04	\$234,950	1420	0	7	1979	3	7400	N	N	14612 SE 275TH PL
010	383063	0270	3/29/04	\$238,950	1420	420	7	1988	3	6034	N	N	12115 SE 280TH ST
010	387676	0590	11/23/04	\$267,500	1420	630	7	1997	3	6319	N	N	27010 115TH AV SE
010	870010	0370	9/17/04	\$220,000	1420	0	7	1989	3	5999	N	N	11209 SE 267TH PL
010	320450	0310	6/9/03	\$232,500	1420	1400	7	1962	4	15120	N	N	30229 108TH AV SE
010	262140	0220	10/2/03	\$222,000	1420	400	7	1997	3	6529	N	N	26829 119TH AV SE
010	870010	0520	4/29/04	\$219,950	1440	0	7	1989	3	7447	N	N	11264 SE 268TH ST
010	155870	0170	6/17/04	\$271,476	1450	900	7	1998	3	5794	N	N	26311 114TH AV SE
010	155870	0010	12/3/04	\$274,450	1450	900	7	1998	3	7343	N	N	11219 SE 264TH ST
010	809141	0010	10/15/03	\$218,500	1450	0	7	1986	3	8797	N	N	28038 131ST AV SE
010	377500	0090	3/10/04	\$227,000	1450	0	7	1995	3	5573	N	N	11403 SE 264TH PL
010	377500	0120	12/15/04	\$218,000	1450	0	7	1995	3	5703	N	N	11425 SE 264TH PL
010	387676	0540	9/18/03	\$219,900	1450	0	7	1996	3	8657	N	N	11509 SE 270TH ST
010	155870	0040	9/25/03	\$247,000	1450	900	7	1998	3	5202	N	N	11209 SE 264TH ST
010	387676	0450	5/30/03	\$190,000	1450	0	7	1996	3	6583	N	N	11502 SE 270TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	155870	0050	12/9/03	\$259,945	1454	900	7	1998	3	6225	N	N	11205 SE 264TH ST
010	870011	0340	11/17/04	\$235,000	1460	0	7	1988	3	6300	N	N	11225 SE 269TH ST
010	870010	0220	7/16/04	\$235,000	1470	0	7	1989	3	5819	N	N	11220 SE 267TH PL
010	894671	0400	5/7/04	\$202,021	1470	0	7	2004	3	4899	N	N	12636 SE 295TH ST
010	546873	0120	11/18/03	\$210,000	1470	0	7	1994	3	6021	N	N	27730 148TH WY SE
010	894672	0020	3/1/04	\$191,065	1470	0	7	2004	3	5547	N	N	12433 SE 297TH PL
010	894672	0130	1/8/04	\$190,209	1470	0	7	2004	3	5040	N	N	12545 SE 297TH PL
010	546642	0430	4/16/04	\$225,000	1470	400	7	1995	3	5321	N	N	13812 SE 275TH PL
010	546641	0010	11/17/04	\$248,000	1480	0	7	1992	3	7354	N	N	13630 SE 272ND CT
010	546641	0010	8/26/03	\$226,500	1480	0	7	1992	3	7354	N	N	13630 SE 272ND CT
010	434500	0180	10/15/04	\$257,500	1490	0	7	1997	3	12266	N	N	11715 SE 264TH ST
010	434500	0190	10/8/03	\$220,000	1490	0	7	1997	3	9317	N	N	11709 SE 264TH ST
010	080680	0370	10/1/03	\$203,500	1490	0	7	2003	3	5671	N	N	12727 SE 296TH WY
010	080680	0410	9/5/03	\$177,307	1490	0	7	2003	3	7237	N	N	12735 SE 296TH WY
010	080680	0370	8/18/03	\$174,410	1490	0	7	2003	3	5671	N	N	12727 SE 296TH WY
010	152280	0020	6/15/04	\$206,950	1500	0	7	1972	3	10260	N	N	15118 SE 276TH PL
010	809141	0170	9/24/03	\$225,000	1500	0	7	1986	3	7566	N	N	13029 SE 279TH PL
010	383060	0070	9/8/04	\$214,950	1520	0	7	1975	3	7560	N	N	27605 125TH AV SE
010	383060	0180	7/7/03	\$203,000	1520	0	7	1976	3	7700	N	N	12519 SE 277TH PL
010	322205	9049	8/25/03	\$615,000	1520	450	7	1963	3	280526	N	N	27233 104TH AV SE
010	032105	9061	11/8/04	\$450,000	1520	0	7	1962	4	217800	N	N	13636 SE 297TH ST
010	794230	0050	8/22/04	\$227,500	1530	0	7	1967	3	10931	N	N	27053 118TH PL SE
010	787900	0040	11/30/04	\$245,000	1530	0	7	1996	3	7517	N	N	11619 SE 269TH ST
010	787900	0040	7/9/03	\$180,000	1530	0	7	1996	3	7517	N	N	11619 SE 269TH ST
010	546642	0500	11/6/03	\$217,900	1540	0	7	1994	3	5639	N	N	27520 137TH AV SE
010	352205	9096	10/20/04	\$259,900	1540	0	7	1987	3	74052	N	N	27704 156TH AV SE
010	434500	0140	7/20/04	\$230,000	1550	0	7	1994	3	5831	N	N	26407 118TH PL SE
010	383064	0180	3/18/03	\$209,000	1550	0	7	1987	3	5830	N	N	27941 123RD PL SE
010	630600	0140	3/9/04	\$220,000	1560	0	7	1994	3	8139	N	N	11313 SE 264TH PL
010	630600	0030	11/4/03	\$219,000	1560	0	7	1994	3	6000	N	N	11212 SE 264TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	546640	0320	6/10/04	\$235,000	1570	0	7	1988	3	6430	N	N	27319 139TH PL SE
010	546640	0320	7/16/03	\$220,000	1570	0	7	1988	3	6430	N	N	27319 139TH PL SE
010	332205	9065	5/18/04	\$275,000	1610	0	7	1959	3	49222	N	N	11837 SE 286TH ST
010	320450	0030	8/14/03	\$252,500	1620	680	7	1963	4	18430	N	N	30240 108TH AV SE
010	383064	0110	7/30/04	\$239,950	1630	0	7	1988	3	6333	N	N	27901 123RD PL SE
010	870012	0050	6/16/03	\$220,000	1630	0	7	1990	3	6270	N	N	10921 SE 270TH ST
010	546642	0160	12/7/04	\$259,500	1640	0	7	1994	3	4853	N	N	14020 SE 276TH ST
010	387676	0490	2/18/04	\$236,000	1640	0	7	1996	3	10917	N	N	26908 115TH AV SE
010	546641	0290	2/10/03	\$225,000	1640	0	7	1992	3	5038	N	N	27507 139TH CT SE
010	942935	0100	9/13/04	\$206,500	1640	0	7	2003	3	8009	N	N	26404 110TH PL SE
010	870012	0520	9/1/04	\$250,000	1650	0	7	1990	3	6000	N	N	10934 SE 270TH ST
010	870011	0230	7/20/04	\$235,000	1650	0	7	1988	3	5964	N	N	11007 SE 269TH ST
010	870012	0520	12/8/03	\$234,500	1650	0	7	1990	3	6000	N	N	10934 SE 270TH ST
010	870011	0310	3/8/04	\$229,950	1650	0	7	1988	3	8140	N	N	11205 SE 269TH ST
010	870011	0410	3/22/04	\$265,000	1650	950	7	1991	3	7181	N	N	27011 114TH AV SE
010	870010	0280	11/7/03	\$220,000	1650	0	7	1989	3	5568	N	N	11258 SE 267TH PL
010	870010	0560	3/10/03	\$248,500	1650	950	7	1991	3	6184	N	N	11261 SE 268TH ST
010	387676	0160	10/13/03	\$240,000	1660	0	7	1997	3	6808	N	N	27018 115TH PL SE
010	387676	0400	7/28/03	\$237,000	1660	0	7	1996	3	6600	N	N	26907 115TH PL SE
010	387676	0550	4/24/03	\$230,000	1660	0	7	1996	3	7473	N	N	11511 SE 270TH ST
010	546641	0440	3/4/04	\$227,950	1660	0	7	1990	3	5460	N	N	27500 140TH AV SE
010	546641	0170	5/5/04	\$229,000	1670	0	7	1990	3	4988	N	N	13631 SE 274TH PL
010	383063	0580	6/19/03	\$222,500	1680	0	7	1986	3	6676	N	N	28013 121ST AV SE
010	809140	0680	6/19/03	\$219,950	1680	0	7	1983	3	7200	N	N	27714 128TH PL SE
010	809141	0940	9/16/03	\$221,500	1680	0	7	1987	3	8028	N	N	12730 SE 282ND WY
010	546641	0160	10/10/03	\$222,000	1680	0	7	1990	3	4976	N	N	13625 SE 274TH PL
010	383063	0340	2/7/03	\$202,500	1680	0	7	1986	3	5961	N	N	12128 SE 280TH CT
010	809140	0650	6/30/04	\$210,000	1680	0	7	1983	3	7200	N	N	27806 128TH PL SE
010	546640	0450	5/25/04	\$225,950	1680	0	7	1987	3	5762	N	N	13721 SE 273RD ST
010	383064	0200	2/22/03	\$208,000	1680	0	7	1988	3	6164	N	N	27946 122ND PL SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	809140	0480	12/16/04	\$242,000	1690	0	7	1984	3	8250	N	N	12713 SE 276TH PL
010	354600	0080	2/20/04	\$199,500	1700	0	7	1987	3	7360	N	N	27443 124TH PL SE
010	080680	0430	12/17/03	\$184,615	1700	0	7	2004	3	3401	N	N	12756 SE 296TH WY
010	080680	0440	12/23/03	\$182,153	1700	0	7	2004	3	3400	N	N	12750 SE 296TH WY
010	080680	0450	12/16/03	\$180,141	1700	0	7	2004	3	3691	N	N	12744 SE 296TH WY
010	080680	0290	12/5/03	\$176,756	1700	0	7	2004	3	6732	N	N	29657 127TH PL SE
010	080680	0480	1/1/04	\$171,850	1700	0	7	2004	3	4200	N	N	12708 SE 296TH WY
010	080680	0490	12/9/03	\$170,542	1700	0	7	2004	3	4200	N	N	12700 SE 296TH WY
010	282205	9186	10/30/03	\$215,000	1710	0	7	1963	3	10814	N	N	27120 121ST PL SE
010	546642	0230	8/18/04	\$238,000	1710	0	7	1994	3	5037	N	N	27544 140TH AV SE
010	546860	0170	5/19/03	\$225,000	1710	0	7	2003	3	5944	N	N	28101 153RD AV SE
010	052105	9073	11/25/03	\$216,250	1710	0	7	1956	4	24393	N	N	29019 112TH AV SE
010	809140	0520	6/11/03	\$218,000	1710	0	7	1984	3	7211	N	N	27639 128TH PL SE
010	546860	0090	4/28/03	\$214,950	1710	0	7	2003	3	7422	N	N	28117 153RD AV SE
010	546860	0140	6/26/03	\$223,450	1710	0	7	2004	3	7133	N	N	28107 153RD AV SE
010	856765	0130	7/10/03	\$233,000	1710	0	7	1995	3	9098	N	N	20741 150TH PL SE
010	546860	0180	1/24/03	\$206,310	1710	0	7	2003	3	6525	N	N	28023 153RD AV SE
010	870010	0230	10/20/04	\$291,000	1720	350	7	1990	3	5839	N	N	11226 SE 267TH PL
010	870012	0450	9/8/04	\$253,000	1720	340	7	1990	3	6849	N	N	11040 SE 270TH ST
010	546641	0800	8/18/03	\$229,950	1730	0	7	1996	3	5131	N	N	13712 SE 275TH ST
010	237930	0230	12/27/04	\$285,000	1740	760	7	1973	3	9225	N	N	111TH PL SE
010	546642	0300	9/23/03	\$222,500	1740	0	7	1990	3	5832	N	N	27513 140TH AV SE
010	546642	0340	8/10/04	\$242,000	1750	0	7	1990	3	4965	N	N	27531 140TH AV SE
010	383062	0490	4/16/03	\$222,950	1750	0	7	1978	4	8820	N	N	27653 121ST PL SE
010	546873	0310	3/26/04	\$232,000	1750	0	7	1994	3	5959	N	N	27734 149TH PL SE
010	546642	0220	6/16/04	\$233,900	1750	0	7	1990	3	6273	N	N	27548 140TH AV SE
010	546641	0670	6/29/04	\$230,000	1750	0	7	1990	3	5221	N	N	13926 SE 275TH ST
010	282205	9324	1/27/03	\$224,000	1750	0	7	1998	3	7600	N	N	26715 119TH AV SE
010	809140	0490	11/17/03	\$222,000	1750	0	7	1984	3	8250	N	N	12721 SE 276TH PL
010	546641	0820	6/19/03	\$223,000	1750	0	7	1996	3	4993	N	N	27416 137TH AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	546873	0140	5/16/03	\$224,950	1760	0	7	1993	3	10830	N	N	14816 SE 278TH ST
010	332205	9062	6/24/03	\$290,450	1760	0	7	1963	4	98445	N	N	28021 118TH AV SE
010	383064	0270	8/9/04	\$254,950	1770	0	7	1987	3	8360	N	N	27906 122ND PL SE
010	429880	0090	5/7/03	\$260,000	1780	0	7	1995	3	14037	N	N	26706 115TH AV SE
010	546620	0120	6/24/04	\$220,000	1780	0	7	1968	3	12305	N	N	14531 SE 276TH PL
010	546640	0200	6/2/03	\$218,500	1780	0	7	1988	3	6322	N	N	13811 SE 274TH ST
010	434500	0100	4/16/03	\$205,500	1780	0	7	1994	3	7596	N	N	26430 118TH PL SE
010	282205	9201	6/24/03	\$187,000	1780	0	7	1950	3	16665	N	N	27100 121ST PL SE
010	256950	0080	8/3/04	\$227,000	1800	0	7	1976	3	13500	N	N	14026 SE 283RD PL
010	387676	0630	9/19/03	\$250,000	1810	0	7	1997	3	7258	N	N	27101 116TH PL SE
010	434500	0460	6/22/04	\$239,000	1810	0	7	1995	3	6580	N	N	11614 SE 265TH PL
010	546641	0180	8/26/03	\$215,000	1810	0	7	1995	3	4708	N	N	13637 SE 274TH PL
010	322205	9012	9/13/04	\$254,950	1820	0	7	2004	3	16141	N	N	10812 SE 275TH ST
010	322205	9206	9/15/04	\$265,226	1820	0	7	2004	3	16103	N	N	10824 SE 275TH ST
010	177642	0150	9/10/03	\$229,950	1830	0	7	2003	3	5720	N	N	26916 121ST AV SE
010	809141	0950	10/8/04	\$251,500	1830	0	7	1986	3	10205	N	N	12801 SE 282ND WY
010	387676	0230	5/5/04	\$259,950	1830	0	7	1996	3	6600	N	N	26906 115TH PL SE
010	177642	0090	9/29/03	\$234,950	1830	0	7	2003	3	5776	N	N	26901 121ST PL SE
010	387676	0390	3/21/03	\$235,000	1830	0	7	1996	3	6600	N	N	26901 115TH PL SE
010	177642	0020	4/3/03	\$224,950	1830	0	7	2003	3	5971	N	N	26929 SE 121ST PL
010	387676	0270	5/15/03	\$226,000	1830	0	7	1996	3	6397	N	N	26818 115TH PL SE
010	809141	0380	4/27/04	\$239,950	1840	0	7	1986	3	8125	N	N	12904 SE 282ND WY
010	032105	9005	5/27/03	\$567,500	1840	0	7	1913	5	423403	N	N	13645 SE 288TH ST
010	894671	0230	10/4/04	\$217,036	1850	0	7	2004	3	5109	N	N	29518 127TH WY SE
010	894671	0210	9/8/04	\$212,273	1850	0	7	2004	3	4987	N	N	12717 SE 295TH ST
010	870011	0320	10/21/04	\$266,750	1850	0	7	1988	3	6299	N	N	11213 SE 269TH ST
010	429880	0140	6/28/04	\$262,000	1850	0	7	1996	3	6336	N	N	26725 115TH AV SE
010	870012	0270	9/2/03	\$242,000	1850	0	7	1991	3	6037	N	N	11055 SE 270TH CT
010	870012	0500	7/23/04	\$236,900	1850	0	7	1990	3	6000	N	N	11006 SE 270TH ST
010	809141	0650	2/3/03	\$224,000	1850	0	7	1986	3	9267	N	N	12741 SE 279TH CT

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	870011	0050	5/20/03	\$224,500	1850	0	7	1988	3	6500	N	N	11222 SE 269TH ST
010	387676	0380	3/13/03	\$253,000	1860	0	7	1996	3	7044	N	N	26829 115TH PL SE
010	387676	0220	6/6/03	\$250,000	1860	0	7	1996	3	6600	N	N	26914 115TH PL SE
010	856765	0010	9/15/03	\$256,950	1860	0	7	1996	3	6866	N	N	27752 150TH PL SE
010	546642	0140	3/30/04	\$235,000	1860	0	7	1994	3	7573	N	N	13833 SE 275TH PL
010	870012	0430	5/22/03	\$229,950	1860	0	7	1990	3	6000	N	N	26916 111TH PL SE
010	387676	0410	3/17/03	\$236,000	1860	0	7	1996	3	6600	N	N	26913 115TH PL SE
010	387676	0340	8/18/03	\$235,000	1860	0	7	1996	3	8282	N	N	26811 115TH PL SE
010	870010	0190	6/25/03	\$195,000	1860	0	7	1989	3	6578	N	N	11202 SE 267TH PL
010	387676	0050	2/13/04	\$246,900	1870	0	7	1997	3	6609	N	N	27127 115TH AV SE
010	032105	9166	8/7/03	\$306,000	1870	0	7	1989	3	62726	N	N	14411 SE 288TH ST
010	387676	0190	4/21/04	\$244,000	1870	0	7	1996	3	6680	N	N	27002 115TH PL SE
010	177642	0180	7/31/03	\$233,950	1870	0	7	2003	3	5946	N	N	26928 121ST PL SE
010	177642	0060	6/27/03	\$232,950	1870	0	7	2003	3	7126	N	N	26911 121ST PL SE
010	177642	0120	7/2/03	\$231,950	1870	0	7	2003	3	6428	N	N	26823 121ST PL SE
010	387676	0010	5/9/03	\$229,950	1870	0	7	1997	3	6436	N	N	27001 115TH AV SE
010	177642	0070	4/15/03	\$227,950	1870	0	7	2003	3	7185	N	N	26909 121ST PL SE
010	387676	0130	2/13/03	\$232,000	1880	0	7	1998	3	8284	N	N	27024 115TH PL SE
010	080680	0330	12/9/03	\$219,950	1890	0	7	2003	3	5239	N	N	29672 127TH PL SE
010	080680	0170	2/26/04	\$216,514	1890	0	7	2003	3	6641	N	N	12521 SE 296TH WY
010	080680	0350	8/29/03	\$191,823	1890	0	7	2003	3	4754	N	N	29652 127TH PL SE
010	080680	0340	8/14/03	\$188,060	1890	0	7	2003	3	5461	N	N	29664 127TH PL SE
010	080680	0330	10/13/03	\$187,257	1890	0	7	2003	3	5239	N	N	29672 127TH PL SE
010	080680	0090	8/6/03	\$186,557	1890	0	7	2003	3	5000	N	N	29656 124TH PL SE
010	080680	0360	8/20/03	\$181,824	1890	0	7	2003	3	5102	N	N	29648 127TH PL SE
010	332205	9204	8/6/04	\$275,000	1900	0	7	1999	3	7602	N	N	12329 SE 276TH PL
010	177642	0130	4/17/03	\$238,000	1900	0	7	2003	3	7332	N	N	26832 121ST PL SE
010	942935	0020	10/8/03	\$229,000	1900	0	7	2003	3	5778	N	N	26420 110TH PL SE
010	809141	0400	11/24/04	\$264,900	1910	0	7	1986	3	7210	N	N	28026 129TH PL SE
010	546641	0780	4/29/03	\$226,500	1910	0	7	1994	3	6340	N	N	13728 SE 275TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	546873	0170	7/20/04	\$264,500	1920	0	7	1994	3	7162	N	N	27745 149TH PL SE
010	222180	0050	10/20/04	\$260,500	1920	0	7	1993	3	8711	N	N	27114 109TH CT SE
010	546640	0090	8/24/04	\$250,000	1920	0	7	1982	4	17429	N	N	13611 SE 273RD CT
010	870011	0030	6/26/03	\$229,995	1920	0	7	1989	3	6859	N	N	11308 SE 269TH ST
010	942935	0090	10/7/03	\$225,775	1920	0	7	2003	3	5761	N	N	26406 110TH PL SE
010	942935	0040	5/28/04	\$212,500	1920	0	7	2003	3	6387	N	N	26416 110TH PL SE
010	870011	0350	11/24/04	\$255,000	1930	0	7	1988	3	6164	N	N	11305 SE 269TH ST
010	546873	0270	2/19/04	\$249,950	1930	0	7	1993	3	7334	N	N	27710 149TH PL SE
010	870010	0300	10/9/03	\$238,000	1930	0	7	1989	3	6175	N	N	11249 SE 267TH PL
010	383063	0550	9/26/03	\$227,000	1930	0	7	1988	3	6620	N	N	28031 121ST AV SE
010	383063	0100	11/25/03	\$227,000	1940	0	7	1988	3	5774	N	N	28060 122ND PL SE
010	809141	1130	9/21/04	\$228,000	1950	0	7	1986	3	9221	N	N	13119 SE 282ND WY
010	809141	0920	6/21/04	\$249,500	1960	0	7	1987	3	8949	N	N	12742 SE 282ND WY
010	383064	0520	1/27/04	\$231,900	1960	0	7	1987	3	5869	N	N	12028 SE 280TH ST
010	546641	0070	8/9/04	\$240,000	1960	0	7	1994	3	5437	N	N	13626 SE 274TH PL
010	177642	0170	12/31/03	\$247,150	1960	0	7	2003	3	5720	N	N	26924 121ST PL SE
010	177642	0110	12/2/03	\$245,000	1960	0	7	2003	3	6042	N	N	26825 121ST PL SE
010	177642	0140	6/10/03	\$242,950	1960	0	7	2003	3	5720	N	N	26908 121ST PL SE
010	342205	9217	8/20/03	\$346,000	1960	1340	7	1913	4	107157	N	N	28441 144TH AV SE
010	177642	0160	4/18/03	\$239,950	1960	0	7	2003	3	5720	N	N	26920 121ST AV SE
010	177642	0050	3/28/03	\$239,000	1960	0	7	2003	3	5928	N	N	26915 121ST PL SE
010	177642	0040	9/30/03	\$234,950	1960	0	7	2003	3	5700	N	N	26919 121ST PL SE
010	177642	0030	3/27/03	\$234,000	1960	0	7	2003	3	5700	N	N	26925 121ST PL SE
010	809141	0980	6/5/04	\$250,000	1970	0	7	1987	3	7076	N	N	12815 SE 282ND WY
010	546642	0040	10/21/04	\$255,000	1970	0	7	1994	3	5151	N	N	13707 SE 275TH PL
010	222180	0170	4/28/04	\$249,500	1970	0	7	1992	3	8249	N	N	11035 SE 271ST ST
010	546642	0020	6/12/03	\$232,500	1970	0	7	1994	3	5008	N	N	27515 137TH AV SE
010	332205	9145	7/22/03	\$285,000	1980	0	7	1959	4	44866	N	N	11639 SE 282ND ST
010	809141	0810	9/25/03	\$235,950	1990	0	7	1985	3	7902	N	N	28124 128TH CT SE
010	600450	0240	3/5/03	\$262,000	1990	0	7	1996	3	9867	N	N	14878 SE 279TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	809141	1000	5/6/03	\$229,950	1990	0	7	1986	3	7542	N	N	12903 SE 282ND WY	
010	546641	0100	1/12/04	\$235,000	1990	0	7	1995	3	5703	N	N	13610 SE 274TH PL	
010	434530	0150	7/28/04	\$259,950	2000	0	7	1994	3	8179	N	N	26520 115TH PL SE	
010	809141	0300	3/4/04	\$235,000	2010	0	7	1988	3	8579	N	N	28037 131ST AV NE	
010	080680	0460	12/23/03	\$189,858	2010	0	7	2004	3	4580	N	N	12726 SE 296TH WY	
010	080680	0070	1/7/04	\$189,137	2010	0	7	2004	3	4255	N	N	26667 124TH PL SE	
010	080680	0470	12/16/03	\$183,887	2010	0	7	2004	3	4200	N	N	12716 SE 296TH WY	
010	080680	0500	12/10/03	\$177,505	2010	0	7	2004	3	4200	N	N	12634 SE 296TH WY	
010	080680	0470	3/31/04	\$233,450	2010	0	7	2004	3	4200	N	N	12716 SE 296TH WY	
010	080680	0500	4/9/04	\$231,150	2010	0	7	2004	3	4200	N	N	12634 SE 296TH WY	
010	322205	9207	9/14/04	\$274,950	2010	0	7	2004	3	16699	N	N	10820 SE 275TH ST	
010	894671	0080	9/15/04	\$224,899	2020	0	7	2004	3	4572	N	N	12559 SE 295TH ST	
010	894671	0160	6/23/04	\$223,393	2020	0	7	2004	3	5001	N	N	12641 SE 295TH ST	
010	894671	0010	7/27/04	\$222,708	2020	0	7	2004	3	4069	N	N	29532 125TH AV SE	
010	894671	0050	5/7/04	\$220,097	2020	0	7	2004	3	4298	N	N	12537 SE 295TH ST	
010	894671	0450	6/10/04	\$213,669	2020	0	7	2004	3	4901	N	N	12606 SE 295TH ST	
010	894672	0200	3/10/04	\$206,257	2020	0	7	2004	3	4432	N	N	12718 SE 297TH CT	
010	894672	0050	1/16/04	\$201,625	2020	0	7	2004	3	5007	N	N	12449 SE 297TH PL	
010	942935	0160	12/11/03	\$235,000	2020	0	7	2003	3	6051	N	N	26431 110TH PL SE	
010	546641	0640	3/11/03	\$237,000	2030	0	7	1990	3	5690	N	N	13942 SE 275TH ST	
010	600450	0140	5/8/03	\$242,000	2040	0	7	1996	3	6469	N	N	14839 SE 279TH PL	
010	600450	0050	1/13/04	\$252,000	2050	0	7	1996	3	6634	N	N	27831 148TH WY SE	
010	177642	0010	4/17/03	\$241,950	2070	0	7	2003	3	6541	N	N	12102 SE 270TH ST	
010	080680	0300	12/2/04	\$229,000	2070	0	7	2003	3	5197	N	N	12625 SE 296TH WY	
010	080680	0020	10/17/03	\$208,349	2070	0	7	2003	3	5250	N	N	29635 124TH PL SE	
010	080680	0420	8/28/03	\$201,655	2070	0	7	2003	3	6145	N	N	12733 SE 296TH WY	
010	080680	0300	10/3/03	\$199,244	2070	0	7	2003	3	5197	N	N	12625 SE 296TH WY	
010	080680	0030	10/1/03	\$196,614	2070	0	7	2003	3	5250	N	N	29641 124TH PL SE	
010	080680	0210	9/5/03	\$190,816	2070	0	7	2003	3	5470	N	N	29643 126TH AV SE	
010	546860	0110	6/9/03	\$254,000	2080	0	7	2002	3	5798	N	N	28113 153RD AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	546860	0190	6/30/03	\$239,950	2080	0	7	2002	3	5992	N	N	28021 153RD AV SE	
010	546860	0150	7/13/03	\$239,950	2080	0	7	2003	3	6227	N	N	28105 153RD AV SE	
010	794230	0010	5/27/03	\$196,000	2080	0	7	1967	3	13050	N	N	27025 118TH PL SE	
010	184140	0140	6/23/03	\$329,000	2100	0	7	1963	4	44431	N	N	10912 SE 284TH ST	
010	942935	0060	7/13/04	\$255,200	2100	0	7	2003	3	5763	N	N	26412 110TH PL SE	
010	211101	0780	3/5/04	\$250,650	2100	0	7	2003	3	9493	N	N	29643 130TH WY SE	
010	942935	0120	9/2/04	\$245,400	2100	0	7	2003	3	5862	N	N	26411 110TH PL SE	
010	322205	9010	10/11/04	\$324,000	2120	0	7	1981	3	69524	N	N	27319 110TH AV SE	
010	262140	0280	4/8/04	\$270,000	2120	0	7	1998	3	6780	N	N	26816 119TH AV SE	
010	211101	0790	1/17/03	\$227,681	2120	0	7	2003	3	3588	N	N	12972 SE 296TH WY	
010	211101	0910	6/23/03	\$220,320	2120	0	7	2003	3	3400	N	N	12852 SE 296TH WY	
010	080680	0200	4/13/04	\$219,524	2120	0	7	2003	3	5417	N	N	29639 126TH AV SE	
010	080680	0050	12/22/03	\$216,511	2120	0	7	2003	3	4914	N	N	29655 124TH PL SE	
010	080680	0060	9/30/03	\$214,937	2120	0	7	2003	3	4913	N	N	29661 124TH PL SE	
010	080680	0280	2/17/04	\$194,400	2120	0	7	2003	3	5128	N	N	12613 SE 296TH WY	
010	894671	0140	10/18/04	\$229,828	2130	0	7	2004	3	5350	N	N	12627 SE 295TH ST	
010	894671	0240	9/10/04	\$232,617	2130	0	7	2004	3	4791	N	N	29510 127TH WY SE	
010	894671	0330	8/11/04	\$222,207	2130	0	7	2004	3	4756	N	N	12706 SE 295TH ST	
010	894671	0280	8/27/04	\$220,711	2130	0	7	2004	3	4756	N	N	12728 SE 295TH ST	
010	332205	9202	8/14/03	\$273,000	2130	0	7	1999	3	7643	N	N	12324 SE 276TH PL	
010	894671	0410	6/1/04	\$230,000	2130	0	7	2004	3	4756	N	N	12630 SE 295TH ST	
010	894671	0540	5/28/04	\$229,431	2130	0	7	2004	3	4726	N	N	12524 SE 295TH ST	
010	332205	9200	3/23/04	\$260,000	2130	0	7	1999	3	8450	N	N	12328 SE 276TH PL	
010	894671	0120	5/4/04	\$222,135	2130	0	7	2004	3	6046	N	N	12607 SE 295TH ST	
010	894671	0130	7/16/04	\$219,446	2130	0	7	2004	3	5148	N	N	12615 SE 295TH ST	
010	600450	0090	2/9/04	\$264,950	2130	0	7	1997	3	6299	N	N	14809 SE 279TH PL	
010	894672	0180	1/29/04	\$209,775	2130	0	7	2004	3	4540	N	N	12702 SE 297TH CT	
010	894671	0360	8/9/04	\$232,216	2130	0	7	2004	3	4756	N	N	12652 SE 295TH ST	
010	894671	0220	10/18/04	\$225,892	2130	0	7	2004	3	4856	N	N	12725 SE 295TH ST	
010	809141	0230	10/17/03	\$237,450	2150	0	7	1986	3	10304	N	N	13013 SE 280TH PL	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	032105	9067	11/26/04	\$340,000	2170	0	7	1952	4	125017	N	N	29430 132ND AV SE	
010	080680	0140	2/25/04	\$223,828	2180	0	7	2004	3	6648	N	N	29632 124TH PL SE	
010	387657	0100	10/30/03	\$223,000	2180	0	7	1974	4	17804	N	N	14125 SE 278TH ST	
010	679220	0215	8/25/04	\$254,000	2190	0	7	1949	3	10054	N	N	13202 SE 278TH ST	
010	211101	0200	6/19/03	\$239,829	2200	0	7	2003	3	6713	N	N	29639 130TH WY SE	
010	894671	0060	8/30/04	\$222,144	2210	0	7	2004	3	3960	N	N	12543 SE 295TH ST	
010	894671	0070	8/10/04	\$225,000	2210	0	7	2004	3	3510	N	N	12551 SE 295TH ST	
010	262140	0020	12/16/03	\$247,900	2210	0	7	1997	3	5993	N	N	26726 118TH AV SE	
010	342205	9165	11/9/04	\$349,950	2220	0	7	1972	3	50094	N	N	27924 144TH AV SE	
010	211101	0890	4/18/03	\$249,125	2240	0	7	2003	3	3691	N	N	12912 SE 296TH WY	
010	211101	0840	5/28/03	\$223,845	2240	0	7	2003	3	4269	N	N	12942 SE 296TH WY	
010	600450	0080	8/12/03	\$241,500	2240	0	7	1997	3	6000	N	N	14808 SE 279TH PL	
010	222180	0380	10/30/03	\$255,000	2250	0	7	1993	3	9405	N	N	27039 110TH CT SE	
010	322205	9169	3/17/03	\$291,000	2250	0	7	1989	3	46351	N	N	28114 110TH AV SE	
010	383062	0520	3/18/03	\$224,500	2250	0	7	1985	3	7344	N	N	12030 SE 277TH PL	
010	894672	0090	1/14/04	\$205,507	2250	0	7	2004	3	5000	N	N	12519 SE 297TH PL	
010	894672	0100	2/10/04	\$205,368	2250	0	7	2004	3	5016	N	N	12527 SE 297TH PL	
010	894672	0190	1/28/04	\$204,450	2250	0	7	2004	3	4411	N	N	12710 SE 297TH CT	
010	211101	0960	2/2/04	\$235,000	2270	0	7	2003	3	3400	N	N	12822 SE 296TH WY	
010	856765	0020	6/22/04	\$264,950	2280	0	7	1994	3	6737	N	N	27744 150TH PL SE	
010	942935	0110	3/25/03	\$249,500	2340	0	7	2003	3	5762	N	N	26402 110TH PL SE	
010	080680	0150	3/1/04	\$224,775	2360	0	7	2003	3	5421	N	N	12507 SE 296TH WY	
010	080680	0320	8/11/03	\$196,977	2360	0	7	2003	3	4989	N	N	29669 127TH PL SE	
010	870010	0080	1/21/04	\$265,000	2370	0	7	1989	3	6598	N	N	26700 110TH AV SE	
010	809141	1020	7/8/04	\$272,500	2380	0	7	1985	3	9937	N	N	28209 130TH AV SE	
010	211101	0140	1/20/03	\$273,532	2420	0	7	2003	3	7852	N	N	29624 130TH WY SE	
010	211101	0150	2/20/03	\$260,671	2420	0	7	2003	3	8692	N	N	29618 130TH WY SE	
010	942935	0010	10/10/03	\$246,500	2430	0	7	2003	3	5835	N	N	11024 SE 264TH ST	
010	894671	0470	7/14/04	\$247,500	2460	0	7	2004	3	5881	N	N	12570 SE 295TH ST	
010	894671	0510	4/27/04	\$236,570	2460	0	7	2004	3	4550	N	N	12544 SE 295TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	942935	0140	1/2/04	\$262,000	2460	0	7	2003	3	5929	N	N	26421 110TH PL SE
010	546860	0160	6/3/03	\$252,500	2460	0	7	2003	3	5992	N	N	28103 153RD AV SE
010	942935	0030	6/25/04	\$259,500	2460	0	7	2003	3	5980	N	N	26418 110TH PL SE
010	942935	0050	1/9/04	\$256,500	2460	0	7	2003	3	5762	N	N	26414 110TH PL SE
010	942935	0170	12/29/03	\$255,000	2460	0	7	2003	3	7933	N	N	26433 110TH PL SE
010	546860	0030	7/24/03	\$256,950	2460	0	7	2003	3	6000	N	N	28106 153RD AV SE
010	546860	0020	3/7/03	\$245,950	2460	0	7	2003	3	6000	N	N	28102 153RD AV SE
010	546860	0130	7/10/03	\$253,950	2460	0	7	2004	3	7899	N	N	28109 153rd AV SE
010	870012	0530	12/3/04	\$290,000	2470	0	7	1990	3	6000	N	N	10926 SE 270TH ST
010	282205	9187	9/9/03	\$289,000	2490	0	7	1963	3	14850	N	N	27110 121ST PL SE
010	080680	0390	8/22/03	\$201,882	2500	0	7	2003	3	5297	N	N	12753 SE 296TH WY
010	080680	0250	9/17/03	\$198,633	2500	0	7	2003	3	5126	N	N	29658 126TH AV SE
010	322205	9208	9/29/04	\$325,950	2540	0	7	2004	3	17641	N	N	10832 SE 275TH ST
010	080680	0160	3/1/04	\$235,772	2550	0	7	2003	3	5406	N	N	12515 SE 296TH WY
010	080680	0040	11/25/03	\$195,028	2550	0	7	2003	3	5250	N	N	29647 124TH PL SE
010	221250	0030	11/23/04	\$285,000	2600	0	7	1980	4	13300	N	N	29919 108TH AV SE
010	211101	0900	3/18/03	\$265,205	2620	0	7	2002	3	4031	N	N	12858 SE 296TH WY
010	546860	0010	1/10/03	\$282,513	2620	0	7	2002	3	8400	N	N	28108 153RD AV SE
010	546860	0100	5/6/03	\$274,800	2620	0	7	2002	3	7581	N	N	28115 153RD AV SE
010	546860	0050	1/30/03	\$259,950	2620	0	7	2002	3	6697	N	N	28112 153RD AV SE
010	211101	0470	2/12/03	\$262,704	2660	0	7	2003	3	5034	N	N	12947 SE 296TH WY
010	211101	0250	1/14/03	\$287,957	2670	0	7	2003	3	5714	N	N	29709 130TH WY SE
010	211101	0260	1/10/03	\$262,234	2670	0	7	2003	3	5576	N	N	29717 130TH WY SE
010	894671	0040	8/3/04	\$273,000	2680	0	7	2004	3	5016	N	N	29508 125TH AV SE
010	894671	0200	7/14/04	\$232,530	2680	0	7	2004	3	4990	N	N	12709 SE 295TH ST
010	894671	0040	5/20/04	\$231,040	2680	0	7	2004	3	5016	N	N	29508 125TH AV SE
010	894671	0370	7/9/04	\$230,664	2680	0	7	2004	3	4899	N	N	12648 SE 295TH ST
010	894671	0340	7/8/04	\$228,398	2680	0	7	2004	3	5050	N	N	12704 SE 295TH ST
010	894672	0160	5/11/04	\$224,787	2680	0	7	2004	3	4878	N	N	29703 127TH PL SE
010	894672	0110	1/30/04	\$215,979	2680	0	7	2004	3	5357	N	N	12535 SE 297TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	894671	0610	11/11/04	\$266,137	2680	0	7	2004	3	5181	N	N	29533 125TH AV SE
010	894671	0570	10/25/04	\$264,507	2680	0	7	2004	3	5200	N	N	29501 125TH AV SE
010	894671	0590	11/12/04	\$260,642	2680	0	7	2004	3	4219	N	N	29517 125TH AV SE
010	080680	0180	3/3/04	\$239,021	2710	0	7	2003	3	6342	N	N	29625 126TH AV SE
010	080680	0310	8/18/03	\$219,041	2710	0	7	2003	3	5047	N	N	29665 127TH PL SE
010	080680	0400	10/10/03	\$204,764	2710	0	7	2003	3	5733	N	N	12741 SE 296TH WY
010	080680	0100	10/17/03	\$204,344	2710	0	7	2003	3	5468	N	N	29650 124TH PL SE
010	942935	0130	10/27/04	\$300,200	2720	0	7	2003	3	7739	N	N	26417 110TH PL SE
010	211101	0510	9/19/03	\$259,000	2720	0	7	2002	3	5657	N	N	29679 128TH CT SE
010	262140	0060	10/19/04	\$318,000	2740	0	7	1997	3	6974	N	N	26702 118TH WY SE
010	262140	0130	8/26/03	\$277,000	2740	0	7	1997	3	7765	N	N	11827 SE 266TH PL
010	080680	0510	10/31/03	\$237,500	2740	0	7	2003	3	5250	N	N	12628 SE 296TH WY
010	080680	0520	10/21/03	\$237,500	2740	0	7	2003	3	5250	N	N	12622 SE 296TH WY
010	080680	0510	8/5/03	\$204,436	2740	0	7	2003	3	5250	N	N	12628 SE 296TH WY
010	080680	0520	8/5/03	\$204,436	2740	0	7	2003	3	5250	N	N	12622 SE 296TH WY
010	262140	0310	6/18/04	\$345,000	2740	0	7	1997	3	6840	N	N	26802 119TH AV SE
010	894671	0170	12/13/04	\$277,000	2960	0	7	2004	3	4998	N	N	12649 SE 295TH ST
010	894671	0260	9/8/04	\$257,889	2960	0	7	2004	3	5561	N	N	12738 SE 295TH ST
010	894671	0250	12/2/04	\$280,000	2960	0	7	2004	3	7986	N	N	12742 SE 295TH ST
010	894671	0170	10/1/04	\$245,645	2960	0	7	2004	3	4998	N	N	12649 SE 295TH ST
010	894671	0250	8/26/04	\$251,240	2960	0	7	2004	3	7986	N	N	12742 SE 295TH ST
010	894671	0350	8/26/04	\$300,000	2960	0	7	2004	3	5050	N	N	12658 SE 295TH ST
010	894671	0310	12/30/04	\$299,950	2960	0	7	2004	3	6335	N	N	12714 SE 295TH ST
010	894671	0490	8/4/04	\$288,000	2960	0	7	2004	3	4821	N	N	12556 SE 295TH ST
010	894671	0180	8/31/04	\$287,000	2960	0	7	2004	3	4995	N	N	12657 SE 295TH ST
010	894671	0030	11/12/04	\$285,000	2960	0	7	2004	3	4534	N	N	29516 125TH AV SE
010	894671	0270	12/16/04	\$285,000	2960	0	7	2004	3	5050	N	N	12730 SE 295TH ST
010	894671	0520	11/24/04	\$284,950	2960	0	7	2004	3	4550	N	N	12536 SE 295TH ST
010	894671	0020	12/1/04	\$280,000	2960	0	7	2004	3	4192	N	N	25952 125TH AV SE
010	894672	0140	6/24/04	\$279,950	2960	0	7	2004	3	5743	N	N	29678 126TH AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	894671	0480	10/6/04	\$274,500	2960	0	7	2004	3	5482	N	N	12562 SE 295TH ST
010	894672	0170	4/30/04	\$277,450	2960	0	7	2004	3	4805	N	N	29677 127TH PL SE
010	894672	0060	6/11/04	\$275,000	2960	0	7	2004	3	5000	N	N	12455 SE 297TH PL
010	894671	0110	8/5/04	\$244,805	2960	0	7	2004	3	4664	N	N	12601 SE 295TH ST
010	894672	0010	4/20/04	\$268,627	2960	0	7	2004	3	6749	N	N	29673 124TH PL SE
010	894671	0430	6/28/04	\$260,500	2960	0	7	2004	3	7361	N	N	12618 SE 295TH ST
010	894672	0120	5/5/04	\$262,168	2960	0	7	2004	3	6600	N	N	12541 SE 297TH PL
010	894671	0500	5/24/04	\$256,637	2960	0	7	2004	3	4567	N	N	12550 SE 295TH ST
010	894671	0290	8/4/04	\$246,898	2960	0	7	2004	3	4649	N	N	12722 SE 295TH ST
010	894672	0210	5/10/04	\$256,860	2960	0	7	2004	3	6735	N	N	12724 SE 297TH CT
010	894671	0150	8/6/04	\$248,096	2960	0	7	2004	3	5004	N	N	12633 SE 295TH ST
010	894672	0080	4/19/04	\$252,116	2960	0	7	2004	3	5000	N	N	12513 SE 297TH PL
010	894671	0420	6/2/04	\$247,407	2960	0	7	2004	3	5015	N	N	12626 SE 295TH ST
010	894671	0480	5/27/04	\$246,400	2960	0	7	2004	3	5482	N	N	12562 SE 295TH ST
010	894671	0310	6/8/04	\$245,329	2960	0	7	2004	3	6335	N	N	12714 SE 295TH ST
010	894671	0380	6/18/04	\$245,261	2960	0	7	2004	3	6335	N	N	12644 SE 295TH ST
010	894671	0460	5/17/04	\$245,054	2960	0	7	2004	3	5363	N	N	12604 SE 295TH ST
010	894671	0390	6/30/04	\$244,726	2960	0	7	2004	3	6334	N	N	12640 SE 295TH ST
010	894671	0090	5/25/04	\$244,389	2960	0	7	2004	3	3926	N	N	12567 SE 295TH ST
010	894671	0190	7/16/04	\$242,903	2960	0	7	2004	3	4992	N	N	12703 SE 295TH ST
010	894672	0070	4/20/04	\$245,784	2960	0	7	2004	3	5000	N	N	12461 SE 297TH PL
010	894671	0030	6/9/04	\$241,699	2960	0	7	2004	3	4534	N	N	29516 125TH AV SE
010	894671	0300	6/11/04	\$241,650	2960	0	7	2004	3	5835	N	N	12720 SE 295TH ST
010	894671	0440	5/27/04	\$240,945	2960	0	7	2004	3	4813	N	N	12612 SE 295TH ST
010	894671	0020	5/25/04	\$240,443	2960	0	7	2004	3	4192	N	N	25952 125TH AV SE
010	894671	0320	6/8/04	\$239,778	2960	0	7	2004	3	4899	N	N	12712 SE 295TH ST
010	894671	0520	6/10/04	\$239,698	2960	0	7	2004	3	4550	N	N	12536 SE 295TH ST
010	894671	0350	7/6/04	\$238,236	2960	0	7	2004	3	5050	N	N	12658 SE 295TH ST
010	894671	0490	5/11/04	\$237,496	2960	0	7	2004	3	4821	N	N	12556 SE 295TH ST
010	894671	0530	5/24/04	\$237,195	2960	0	7	2004	3	4566	N	N	12530 SE 295TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	894671	0270	7/16/04	\$236,873	2960	0	7	2004	3	5050	N	N	12730 SE 295TH ST
010	894671	0100	5/5/04	\$235,192	2960	0	7	2004	3	3984	N	N	12575 SE 295TH ST
010	894672	0040	2/26/04	\$237,086	2960	0	7	2004	3	5308	N	N	12544 SE 297TH PL
010	894672	0030	4/27/04	\$233,165	2960	0	7	2004	3	6000	N	N	12437 SE 297TH PL
010	894672	0230	3/19/04	\$232,034	2960	0	7	2004	3	5008	N	N	12734 SE 297TH CT
010	894672	0150	2/24/04	\$230,053	2960	0	7	2004	3	4872	N	N	29711 127TH PL SE
010	894672	0220	3/18/04	\$228,490	2960	0	7	2004	3	4751	N	N	12732 SE 297TH CT
010	894672	0140	3/5/04	\$221,656	2960	0	7	2004	3	5743	N	N	29678 126TH AV SE
010	894672	0170	2/18/04	\$219,426	2960	0	7	2004	3	4805	N	N	29677 127TH PL SE
010	894672	0060	1/27/04	\$217,425	2960	0	7	2004	3	5000	N	N	12455 SE 297TH PL
010	894671	0580	11/5/04	\$307,104	2960	0	7	2004	3	5200	N	N	29509 125TH AV SE
010	894671	0550	10/26/04	\$278,086	2960	0	7	2004	3	5200	N	N	29427 125TH AV SE
010	894671	0560	10/20/04	\$276,993	2960	0	7	2004	3	5200	N	N	29435 125TH AV NE
010	894671	0600	11/2/04	\$273,736	2960	0	7	2004	3	4655	N	N	29525 125TH AV SE
010	894672	0150	6/14/04	\$302,500	2960	0	7	2004	3	4872	N	N	29711 127TH PL SE
010	080680	0010	10/17/03	\$217,988	2970	0	7	2003	3	5560	N	N	29629 124TH PL SE
010	080680	0220	10/16/03	\$214,477	2970	0	7	2003	3	5470	N	N	29645 126TH AV SE
010	080680	0260	10/2/03	\$211,969	2970	0	7	2003	3	4775	N	N	29654 126TH AV SE
010	080680	0230	9/16/03	\$210,322	2970	0	7	2003	3	5000	N	N	29649 126TH AV SE
010	080680	0260	11/9/04	\$282,000	2970	0	7	2003	3	4775	N	N	29654 126TH AV SE
010	080680	0270	12/15/03	\$243,739	3020	0	7	2003	3	8647	N	N	29626 126TH AV SE
010	080680	0380	9/16/03	\$240,064	3020	0	7	2003	3	5875	N	N	12745 SE 296TH WY
010	080680	0190	2/24/04	\$239,770	3020	0	7	2003	3	5857	N	N	29631 126TH AV SE
010	080680	0130	11/1/03	\$219,401	3020	0	7	2003	3	6653	N	N	29640 124TH PL SE
010	080680	0240	9/15/03	\$218,917	3020	0	7	2003	3	6203	N	N	29651 126TH AV SE
010	080680	0120	9/18/03	\$217,352	3020	0	7	2003	3	5400	N	N	29642 124TH PL SE
010	080680	0530	11/19/03	\$217,111	3020	0	7	2003	3	5159	N	N	12614 SE 296TH WY
010	080680	0110	8/25/03	\$214,094	3020	0	7	2003	3	5868	N	N	29644 124TH PL SE
010	080680	0080	10/21/03	\$208,622	3020	0	7	2003	3	6026	N	N	29662 124TH PL SE
010	080680	0130	5/12/04	\$274,000	3020	0	7	2003	3	6653	N	N	29640 124TH PL SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	211101	0770	1/6/03	\$299,007	3200	0	7	2003	3	9362	N	N	12919 SE 299TH ST
010	211101	0100	4/1/03	\$304,518	3230	0	7	2003	3	7662	N	N	29654 130TH WY SE
010	211101	0710	6/27/04	\$305,000	3310	0	7	2002	3	5473	N	N	12838 SE 299TH ST
010	211101	0120	2/10/03	\$325,415	3940	0	7	2003	3	8209	N	N	29638 130TH WY SE
010	211101	0160	1/9/03	\$320,496	3940	0	7	2003	3	16330	N	N	29612 130TH WY SE
010	211101	0300	4/24/03	\$314,962	3940	0	7	2003	3	6300	N	N	12922 SE 299TH ST
010	211101	0230	3/19/04	\$366,000	4220	0	7	2002	3	6965	N	N	29681 130TH WY SE
010	322205	9013	5/11/04	\$250,000	1110	800	8	1977	3	17159	N	N	10816 SE 275TH ST
010	221270	0020	9/30/04	\$270,000	1250	290	8	1977	4	22302	N	N	11117 SE 290TH ST
010	221260	0211	9/9/03	\$186,000	1280	0	8	1964	3	12320	N	N	11015 SE 294TH ST
010	788580	0550	12/30/03	\$255,000	1320	700	8	2003	3	6099	N	N	13913 SE 281ST ST
010	788580	0590	12/17/03	\$255,000	1320	700	8	2003	3	5867	N	N	13914 SE 281ST ST
010	788580	1480	7/18/03	\$243,950	1320	700	8	2003	3	5740	N	N	14314 SE 282ND ST
010	788580	1120	10/27/03	\$243,500	1320	700	8	2003	3	6422	N	N	13915 SE 280TH PL
010	031839	0190	10/21/04	\$287,950	1320	920	8	2004	3	7251	N	N	27220 105TH AV SE
010	031839	0080	10/13/04	\$282,950	1320	920	8	2004	3	5703	N	N	10503 SE 273RD PL
010	031839	0200	9/24/04	\$290,950	1320	920	8	2004	3	6026	N	N	27214 105TH AV SE
010	031839	0090	9/16/04	\$293,197	1320	920	8	2004	3	5700	N	N	10509 SE 273RD PL
010	221250	0370	1/20/04	\$252,000	1400	880	8	1967	3	22100	N	N	10907 SE 298TH ST
010	664850	0390	7/27/04	\$257,500	1440	500	8	1979	3	6500	N	N	27411 145TH AV SE
010	332205	9179	6/11/03	\$380,000	1450	460	8	1978	3	121096	N	N	11809 SE 277TH PL
010	332205	9109	2/12/04	\$338,000	1460	750	8	1962	4	49222	N	N	11628 SE 282ND ST
010	664850	0370	5/19/04	\$254,900	1460	920	8	1980	3	9800	N	N	27401 145TH AV SE
010	436320	0280	10/12/04	\$228,000	1510	0	8	1994	3	7944	N	N	11729 SE 268TH ST
010	221250	0110	3/6/03	\$252,000	1520	1000	8	1963	4	62726	N	N	29705 109TH AV SE
010	140295	0010	3/24/04	\$215,000	1550	0	8	2002	3	5365	N	N	11202 SE 299TH PL
010	436320	0110	11/18/04	\$275,000	1580	0	8	1995	3	8277	N	N	26705 118TH WY SE
010	031839	0070	11/22/04	\$271,500	1580	0	8	2004	3	5774	N	N	10512 SE 273RD PL
010	031839	0120	12/6/04	\$269,950	1580	0	8	2004	3	6245	N	N	10525 SE 273RD PL
010	660035	0080	1/24/03	\$245,000	1620	1620	8	1969	3	17269	N	N	15321 SE 276TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	546877	0180	10/16/03	\$224,450	1660	0	8	2003	3	6263	N	N	28005 150TH PL SE
010	342205	9225	12/15/03	\$277,000	1680	0	8	2004	3	31924	N	N	28102 132ND AV SE
010	352205	9135	5/18/04	\$275,000	1680	0	8	1965	3	56192	N	N	15433 SE 275TH ST
010	016300	0120	8/4/03	\$224,950	1690	0	8	2003	3	5705	N	N	27710 147TH AV SE
010	016300	0170	5/1/03	\$219,950	1690	0	8	2003	3	5733	N	N	27711 147TH PL SE
010	379070	0110	8/10/04	\$265,450	1700	0	8	1994	3	6031	N	N	11207 SE 271ST ST
010	379070	0140	10/13/04	\$255,000	1700	0	8	1996	3	6390	N	N	11327 SE 271ST ST
010	730041	0210	8/19/03	\$225,000	1700	0	8	1999	3	6047	N	N	30236 129TH AV SE
010	379070	0060	12/15/03	\$257,000	1710	0	8	1994	3	5452	N	N	11220 SE 271ST ST
010	052105	9101	8/10/04	\$253,000	1720	740	8	1973	3	14374	N	N	10803 SE 293RD ST
010	342205	9102	11/17/04	\$399,950	1730	1060	8	1975	5	46174	N	N	14529 SE 282ND PL
010	031839	0180	10/14/04	\$283,950	1730	0	8	2004	3	6007	N	N	27226 105TH AV SE
010	031839	0060	11/30/04	\$285,500	1730	0	8	2004	3	5856	N	N	27311 105TH AV SE
010	140295	0320	6/19/03	\$225,950	1740	0	8	2003	3	5777	N	N	29824 113TH WY SE
010	016300	0140	3/26/03	\$236,000	1770	0	8	2003	3	5722	N	N	27706 147TH PL SE
010	016300	0190	4/24/03	\$233,900	1770	0	8	2003	3	5801	N	N	27717 147TH PL SE
010	016300	0060	5/21/03	\$232,250	1770	0	8	2003	3	5744	N	N	27728 147TH PL SE
010	016300	0070	5/21/03	\$235,000	1770	0	8	2003	3	5709	N	N	27226 147TH AV SE
010	016300	0090	7/1/03	\$229,950	1770	0	8	2003	3	5716	N	N	27718 147TH AV SE
010	016300	0150	4/17/03	\$229,950	1770	0	8	2003	3	5717	N	N	27705 147TH PL SE
010	016300	0160	6/18/03	\$229,950	1770	0	8	2003	3	5710	N	N	27709 147TH PL SE
010	016300	0180	5/16/03	\$229,950	1770	0	8	2003	3	5703	N	N	27713 147TH PL SE
010	016300	0080	7/29/03	\$230,000	1770	0	8	2003	3	5701	N	N	27722 147TH AV SE
010	342205	9063	8/11/04	\$365,000	1800	0	8	1978	3	65340	N	N	28134 134TH PL SE
010	664850	0100	11/14/03	\$254,990	1810	520	8	1981	3	7140	N	N	14617 SE 275TH PL
010	546878	0220	10/6/04	\$269,850	1810	0	8	2004	3	7552	N	N	15002 SE 281ST ST
010	546877	0100	2/13/04	\$270,797	1820	0	8	2003	3	6280	N	N	15026 SE 279TH PL
010	546877	0320	11/18/03	\$269,850	1820	0	8	2003	3	6270	N	N	15031 SE 279TH PL
010	788580	0750	5/13/03	\$271,450	1850	0	8	2003	3	5744	N	N	14115 SE 281ST ST
010	788580	0690	3/24/03	\$267,904	1850	0	8	2003	3	5883	N	N	14118 SE 281ST ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	546878	0240	11/10/04	\$280,000	1850	0	8	2004	3	6270	N	N	15014 SE 281ST ST	
010	140290	0650	6/29/04	\$265,000	1890	0	8	1997	3	6097	N	N	30005 113TH PL SE	
010	436320	0030	8/11/03	\$224,950	1890	0	8	1994	3	7349	N	N	11730 SE 266TH PL	
010	546878	0160	12/8/04	\$294,500	1890	190	8	2004	3	6945	N	N	28129 150TH PL SE	
010	016300	0130	3/23/04	\$275,000	1900	0	8	2003	3	6000	N	N	27708 147TH AV SE	
010	211100	0020	3/6/03	\$246,069	1900	0	8	2003	3	6300	N	N	29821 125TH PL SE	
010	436320	0220	11/10/04	\$269,000	1910	0	8	1995	3	8014	N	N	11702 SE 268TH ST	
010	237930	0280	5/12/04	\$256,990	1910	0	8	2001	3	6277	N	N	27330 111TH PL SE	
010	788580	1100	10/3/03	\$249,990	1920	0	8	2003	3	6340	N	N	28015 140TH AV SE	
010	546877	0050	4/8/03	\$251,700	1920	0	8	2003	3	5875	N	N	15120 SE 279TH PL	
010	237930	0120	7/2/04	\$272,500	1930	0	8	2000	3	5962	N	N	11326 SE 272ND PL	
010	237930	0130	12/16/04	\$294,000	1930	0	8	2002	3	5701	N	N	27218 113TH PL SE	
010	237930	0150	8/10/04	\$287,500	1930	0	8	2002	3	5700	N	N	27225 113TH PL SE	
010	237930	0210	12/16/04	\$277,000	1930	0	8	2001	3	6168	N	N	11201 SE 272ND PL	
010	016300	0010	7/11/03	\$242,950	1930	0	8	2003	3	6093	N	N	27711 145TH AV SE	
010	016300	0050	5/30/03	\$239,950	1930	0	8	2003	3	6667	N	N	27728 145TH PL SE	
010	016300	0040	3/3/04	\$238,500	1930	0	8	2003	3	6639	N	N	27725 145TH PL SE	
010	237930	0100	8/9/04	\$265,000	1940	0	8	2001	3	5717	N	N	11130 SE 272ND PL	
010	140290	0390	4/26/04	\$263,000	1940	0	8	1998	3	6864	N	N	30018 114TH WY SE	
010	788580	0130	6/19/03	\$234,500	1940	0	8	2003	3	5730	N	N	14131 SE 282ND ST	
010	788580	0210	5/14/03	\$232,000	1940	0	8	2003	3	5840	N	N	14019 SE 282ND ST	
010	788580	0170	1/24/03	\$227,000	1940	0	8	2003	3	5730	N	N	14109 SE 282ND ST	
010	546877	0420	9/22/04	\$298,500	1950	0	8	2003	3	5728	N	N	28018 151ST PL SE	
010	546877	0070	8/25/03	\$273,877	1950	0	8	2003	3	5843	N	N	15108 SE 279TH PL	
010	546877	0260	9/26/03	\$266,227	1950	0	8	2003	3	5819	N	N	28020 150TH PL SE	
010	546877	0360	8/20/03	\$260,450	1950	0	8	2003	3	7491	N	N	28007 151ST AV SE	
010	546877	0280	11/24/03	\$260,000	1950	0	8	2003	3	7497	N	N	28004 150TH PL SE	
010	546877	0440	2/25/04	\$263,900	1950	0	8	2003	3	6594	N	N	28006 151ST AV SE	
010	140290	0200	6/23/04	\$259,950	1950	0	8	1998	3	8625	N	N	30232 114TH PL SE	
010	140290	0370	3/21/03	\$234,950	1950	0	8	1997	3	5855	N	N	30019 114TH WY SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	546878	0230	11/23/04	\$284,200	1950	0	8	2005	3	6270	N	N	15008 SE 281ST ST	
010	031839	0110	10/14/04	\$278,950	1950	0	8	2004	3	6920	N	N	10519 SE 273RD PL	
010	031839	0030	9/2/04	\$278,950	1950	0	8	2004	3	8571	N	N	27229 105TH AV SE	
010	052105	9142	6/24/04	\$305,000	1960	0	8	1984	3	16117	N	N	28808 108TH AV SE	
010	031839	0050	11/15/04	\$288,500	1960	0	8	2004	3	5739	N	N	27305 105TH AV SE	
010	222180	0280	3/17/04	\$255,000	1970	0	8	1993	3	9764	N	N	27031 111TH CT SE	
010	546877	0210	12/8/04	\$279,900	1970	350	8	2004	3	5758	N	N	28021 150TH AV SE	
010	546877	0200	8/4/04	\$279,500	1970	350	8	2004	3	5765	N	N	28019 150TH AV SE	
010	788580	0570	1/13/04	\$255,000	1980	0	8	2003	3	5989	N	N	13908 SE 281ST ST	
010	788580	0600	12/4/03	\$255,000	1980	0	8	2003	3	6141	N	N	13922 SE 281ST ST	
010	788580	1110	12/24/03	\$245,500	1980	0	8	2003	3	5913	N	N	13917 SE 280TH PL	
010	788580	0560	1/13/04	\$244,950	1980	0	8	2003	3	6012	N	N	13909 SE 281ST ST	
010	788580	0540	12/23/03	\$242,450	1980	0	8	2003	3	6021	N	N	13919 SE 281ST ST	
010	788580	1150	1/13/04	\$239,950	1980	0	8	2003	3	5969	N	N	13914 SE 280TH PL	
010	222180	0100	9/26/03	\$242,500	1990	0	8	1994	3	7971	N	N	27115 110TH AV SE	
010	237930	0160	10/21/04	\$269,000	2000	0	8	2002	3	5700	N	N	27219 113TH AV SE	
010	664850	0570	4/23/04	\$221,000	2000	0	8	1981	3	7400	N	N	27448 145TH AV SE	
010	237930	0220	4/29/03	\$230,000	2000	0	8	2002	3	7368	N	N	11125 SE 272ND PL	
010	031839	0140	10/21/04	\$290,450	2000	0	8	2004	3	5839	N	N	27312 105TH AV SE	
010	031839	0020	12/15/04	\$287,500	2000	0	8	2004	3	6493	N	N	27223 105TH AV SE	
010	664850	0520	6/26/03	\$244,500	2020	0	8	1979	3	8362	N	N	27418 145TH AV SE	
010	546877	0120	12/5/03	\$264,250	2020	0	8	2003	3	7059	N	N	15012 SE 279TH PL	
010	546877	0350	5/21/03	\$254,800	2020	0	8	2003	3	6181	N	N	28003 151ST PL SE	
010	788580	1280	7/14/04	\$272,308	2030	0	8	2004	3	6424	N	N	14122 SE 280TH PL	
010	788580	1000	4/29/04	\$270,718	2030	0	8	2004	3	5704	N	N	14127 SE 280TH ST	
010	660035	0180	11/28/03	\$259,950	2030	0	8	2001	3	5784	N	N	15222 SE 276TH PL	
010	788580	1160	1/23/04	\$251,101	2030	0	8	2003	3	5818	N	N	13918 SE 280TH PL	
010	140295	0050	6/30/04	\$251,000	2040	0	8	2002	3	5972	N	N	11228 SE 299TH PL	
010	140295	0510	8/21/03	\$247,395	2040	0	8	2003	3	4500	N	N	29921 113TH PL SE	
010	140295	0330	1/28/03	\$235,000	2040	0	8	2003	3	5988	N	N	29830 113TH WY SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	140295	0450	4/24/03	\$234,950	2040	0	8	2003	3	5472	N	N	11367 SE 299TH CT
010	140295	0220	2/12/03	\$231,950	2040	0	8	2003	3	4627	N	N	11356 SE 298TH PL
010	140295	0360	5/25/03	\$229,950	2040	0	8	2003	3	4929	N	N	19848 113TH WY SE
010	140290	0660	9/28/04	\$279,000	2050	0	8	1995	3	6722	N	N	30011 113TH PL SE
010	222180	0140	7/12/04	\$264,000	2060	0	8	1993	3	5795	N	N	11017 SE 271ST ST
010	140295	0240	3/19/03	\$241,150	2070	0	8	2003	3	7476	N	N	11366 SE 298TH PL
010	342205	9080	1/9/03	\$272,000	2080	0	8	1988	3	23860	N	N	28312 144TH AV SE
010	140295	0290	1/10/03	\$229,950	2080	0	8	2003	3	5494	N	N	29833 114TH WY SE
010	032105	9103	8/9/04	\$256,000	2100	0	8	1967	3	26950	N	N	13202 SE 290TH ST
010	546877	0130	5/17/04	\$287,900	2100	0	8	2003	3	7789	N	N	15010 SE 279TH PL
010	140295	0110	7/16/04	\$269,000	2100	0	8	2002	3	5907	N	N	11311 SE 298TH PL
010	546877	0250	6/10/04	\$283,700	2100	0	8	2003	3	6783	N	N	28022 150TH AV SE
010	546877	0370	5/13/04	\$283,500	2100	0	8	2003	3	5858	N	N	28009 151ST AV SE
010	140295	0520	6/16/03	\$254,950	2100	0	8	2002	3	4744	N	N	29915 113TH PL SE
010	140295	0340	4/19/03	\$237,950	2100	0	8	2003	3	5721	N	N	29836 113TH WY SE
010	140295	0370	1/24/03	\$232,950	2100	0	8	2003	3	4683	N	N	29854 113TH WY SE
010	788580	0250	4/8/03	\$238,950	2100	0	8	2003	3	7451	N	N	14012 SE 282ND ST
010	788580	1430	3/25/03	\$238,950	2100	0	8	2003	3	6187	N	N	14226 SE 282ND ST
010	500360	0120	12/1/03	\$255,000	2110	0	8	2000	3	6295	N	N	26511 111TH PL SE
010	600451	0050	4/22/04	\$281,700	2140	0	8	1998	3	7230	N	N	27822 147TH PL SE
010	546877	0190	9/17/04	\$280,245	2150	0	8	2004	3	7223	N	N	28011 150TH AV SE
010	546877	0390	12/9/03	\$273,970	2150	0	8	2003	3	6784	N	N	28015 151st PI SE
010	546877	0220	6/23/04	\$273,900	2150	0	8	2004	3	6232	N	N	28023 150TH AV SE
010	211100	0770	6/23/04	\$262,950	2160	0	8	2001	3	5005	N	N	12722 SE 298TH PL
010	165730	0030	10/22/03	\$305,000	2160	0	8	1996	3	10580	N	N	30315 104TH AV SE
010	140290	0360	6/26/03	\$249,950	2170	0	8	1997	3	6925	N	N	30015 114TH WY SE
010	221260	0060	11/24/04	\$300,000	2180	450	8	1967	3	30264	N	N	11045 SE 295TH ST
010	788580	1140	2/6/04	\$249,950	2180	0	8	2003	3	5840	N	N	13912 SE 280TH ST
010	788580	0580	2/19/04	\$249,950	2180	0	8	2003	3	5728	N	N	13910 SE 281ST ST
010	546877	0140	1/9/04	\$285,601	2190	0	8	2003	3	6094	N	N	27915 150TH PL SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	546877	0170	10/2/03	\$283,810	2190	0	8	2003	3	5775	N	N	27931 150TH PL SE
010	546877	0160	1/27/04	\$278,600	2190	0	8	2003	3	6064	N	N	27927 150TH PL SE
010	546877	0240	12/19/03	\$277,768	2190	0	8	2003	3	5900	N	N	28024 150TH AV SE
010	546877	0400	6/3/04	\$273,700	2190	0	8	2004	3	5901	N	N	28017 151ST AV SE
010	546877	0060	6/9/03	\$266,965	2190	0	8	2003	3	5862	N	N	15114 SE 279TH PL
010	546877	0230	9/22/03	\$265,000	2190	0	8	2003	3	6612	N	N	28025 150TH PL SE
010	016300	0020	4/28/03	\$252,000	2190	0	8	2003	3	7375	N	N	27719 145TH AV SE
010	546877	0030	4/30/03	\$258,900	2190	0	8	2003	3	5800	N	N	27916 151ST PL SE
010	730041	0390	6/13/03	\$253,000	2190	0	8	1998	3	6241	N	N	12815 SE 301ST ST
010	546878	0010	11/17/04	\$228,960	2190	0	8	2005	3	5745	N	N	28026 151ST AV SE
010	600453	0260	5/19/03	\$279,500	2200	0	8	1999	3	8565	N	N	27916 146TH AV SE
010	211100	0810	10/23/03	\$239,000	2200	0	8	2000	3	6109	N	N	12624 SE 298TH PL
010	211100	0810	2/21/03	\$231,500	2200	0	8	2000	3	6109	N	N	12624 SE 298TH PL
010	788580	0220	10/30/03	\$246,000	2200	0	8	2003	3	6147	N	N	14013 SE 282ND ST
010	788580	0140	7/15/03	\$244,950	2200	0	8	2003	3	5730	N	N	14125 SE 282ND ST
010	546878	0070	10/27/04	\$293,500	2200	0	8	2004	3	6048	N	N	15025 SE 281ST ST
010	546878	0080	9/20/04	\$279,700	2200	0	8	2004	3	6439	N	N	15019 SE 281ST ST
010	546878	0020	10/26/04	\$291,518	2207	0	8	2004	3	5929	N	N	28026 151ST PL SE
010	032105	9120	11/23/04	\$270,250	2210	0	8	1972	3	74923	N	N	28920 144TH AV SE
010	222180	0230	4/2/03	\$237,500	2220	0	8	1993	3	6002	N	N	27048 111TH CT SE
010	237930	0050	7/13/04	\$268,500	2230	0	8	2001	3	5972	N	N	27215 111TH PL SE
010	237930	0050	4/4/03	\$255,000	2230	0	8	2001	3	5972	N	N	27215 111TH PL SE
010	140295	0380	6/10/03	\$255,945	2240	0	8	2003	3	6273	N	N	11340 SE 299TH CT
010	140295	0350	5/19/03	\$244,479	2240	0	8	2003	3	5165	N	N	29842 113TH WY SE
010	546877	0090	11/4/03	\$270,500	2250	0	8	2003	3	6270	N	N	15030 SE 279TH ST
010	016300	0100	8/1/03	\$267,749	2260	0	8	2003	3	5728	N	N	27716 147TH AV SE
010	016300	0110	7/2/03	\$259,950	2260	0	8	2003	3	5719	N	N	27712 147TH AV SE
010	546877	0340	4/8/03	\$289,000	2270	0	8	2003	3	7185	N	N	15111 SE 279TH PL
010	600451	0270	7/16/04	\$290,000	2280	0	8	1997	3	6900	N	N	14705 SE 279TH PL
010	436320	0160	7/18/03	\$267,500	2280	0	8	1994	3	6656	N	N	11734 SE 268TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	140290	0060	5/20/03	\$270,000	2280	0	8	1995	3	7651	N	N	30123 113TH CT SE
010	031839	0100	9/9/04	\$295,000	2280	0	8	2004	3	5706	N	N	10515 SE 273RD PL
010	031839	0150	9/15/04	\$297,950	2280	0	8	2004	3	5725	N	N	27308 105TH AV SE
010	546878	0060	10/5/04	\$282,000	2287	0	8	2004	3	5707	N	N	15031 SE 281ST ST
010	546877	0410	6/17/04	\$288,453	2290	0	8	2004	3	5720	N	N	28022 151ST AV SE
010	546877	0150	4/2/04	\$287,900	2290	0	8	2003	3	5925	N	N	27921 150TH PL SE
010	546877	0270	2/13/04	\$279,500	2290	0	8	2003	3	5858	N	N	28010 150TH PL SE
010	546877	0080	10/13/03	\$276,462	2290	0	8	2003	3	6270	N	N	15102 SE 279TH ST
010	546877	0310	7/24/03	\$273,800	2290	0	8	2003	3	6270	N	N	15029 SE 279TH ST
010	546877	0330	3/25/03	\$273,800	2290	0	8	2003	3	6270	N	N	15105 SE 279TH PL
010	546877	0110	10/1/03	\$276,700	2290	0	8	2003	3	6645	N	N	15020 SE 279TH PL
010	546878	0150	12/6/04	\$312,500	2290	0	8	2005	3	5522	N	N	28131 150TH AV SE
010	813350	0110	8/16/04	\$349,950	2300	0	8	2002	3	6516	N	N	13013 SE 282ND ST
010	730040	0660	7/16/03	\$281,000	2300	0	8	1998	3	7285	N	N	30124 126TH CT SE
010	730040	0910	8/5/04	\$280,000	2300	0	8	1998	3	6300	N	N	30311 127TH PL SE
010	730040	0680	6/25/03	\$269,000	2300	0	8	1998	3	7093	N	N	30112 126TH CT SE
010	730040	0630	7/21/04	\$276,500	2310	0	8	1998	3	6180	N	N	30105 127TH PL SE
010	600453	0120	6/5/03	\$286,500	2310	0	8	1998	3	8022	N	N	14516 SE 278TH PL
010	730041	0410	7/31/03	\$268,000	2310	0	8	1998	3	6200	N	N	12827 SE 301ST ST
010	600453	0060	1/13/03	\$269,950	2310	0	8	1999	3	6159	N	N	27831 145TH AV SE
010	546878	0250	11/2/04	\$311,000	2320	0	8	2004	3	6270	N	N	15020 SE 281ST ST
010	546878	0260	9/17/04	\$308,801	2320	0	8	2004	3	7954	N	N	15026 SE 281ST ST
010	546878	0190	10/12/04	\$304,300	2322	0	8	2004	3	5808	N	N	28113 150th PL SE
010	788580	1180	10/19/04	\$299,500	2340	0	8	2003	3	5760	N	N	13930 SE 280TH PL
010	600453	0320	8/25/04	\$307,000	2340	0	8	1999	3	7503	N	N	14606 SE 278TH PL
010	788580	0510	5/25/04	\$279,990	2340	0	8	2003	3	5722	N	N	14011 SE 281ST ST
010	600453	0090	7/1/03	\$291,000	2340	0	8	1999	3	7275	N	N	27818 145TH AV SE
010	600453	0200	7/18/03	\$282,000	2340	0	8	1999	3	8523	N	N	27927 146TH AV SE
010	788580	0970	2/24/04	\$272,233	2340	0	8	2003	3	6520	N	N	28029 142ND AV SE
010	788580	0460	1/30/04	\$269,243	2340	0	8	2003	3	5700	N	N	14015 SE 281ST PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	788580	0530	11/12/03	\$256,462	2340	0	8	2003	3	5784	N	N	13925 SE 281ST ST
010	788580	1180	6/17/03	\$252,891	2340	0	8	2003	3	5760	N	N	13930 SE 280TH PL
010	788580	0860	9/29/03	\$251,226	2340	0	8	2003	3	5709	N	N	14104 SE 281ST PL
010	813350	0040	2/10/03	\$285,000	2340	0	8	2002	3	4985	N	N	13115 SE 282ND ST
010	788580	0840	12/3/03	\$276,853	2350	0	8	2003	3	5705	N	N	14028 SE 281ST PL
010	788580	1130	3/26/04	\$270,000	2350	0	8	2004	3	5866	N	N	13913 SE 280TH PL
010	788580	0700	6/12/03	\$252,848	2350	0	8	2003	3	5849	N	N	14120 SE 281ST ST
010	788580	0740	8/25/03	\$245,865	2350	0	8	2003	3	5835	N	N	14119 SE 281ST ST
010	788580	1050	5/26/03	\$245,366	2350	0	8	2003	3	5720	N	N	14029 SE 280TH PL
010	788580	0770	6/9/03	\$245,353	2350	0	8	2003	3	5700	N	N	14105 SE 281ST ST
010	788580	0790	6/10/03	\$245,330	2350	0	8	2003	3	5700	N	N	14027 SE 281ST ST
010	788580	0500	8/19/03	\$238,990	2350	0	8	2003	3	5700	N	N	28110 140TH AV SE
010	211100	0570	9/26/03	\$268,000	2360	0	8	2002	3	7157	N	N	29817 125TH PL SE
010	788580	1470	5/9/03	\$274,000	2360	0	8	2003	3	6381	N	N	14316 SE 282ND ST
010	788580	0060	1/8/03	\$266,500	2360	0	8	2002	3	6534	N	N	14305 SE 282ND ST
010	042105	9072	4/2/04	\$430,000	2370	0	8	1982	3	87120	N	N	12014 SE 304TH ST
010	125220	0040	8/10/04	\$322,950	2380	0	8	2002	3	7440	N	N	27024 117TH PL SE
010	125220	0050	4/1/04	\$285,000	2380	0	8	2003	3	7440	N	N	27030 117TH PL SE
010	125220	0100	4/22/03	\$280,000	2380	0	8	2002	3	6422	N	N	27122 117TH PL SE
010	546877	0380	10/13/03	\$276,500	2390	0	8	2003	3	5819	N	N	28013 151ST AV SE
010	165730	0370	2/25/03	\$295,000	2390	0	8	1988	3	11265	N	N	30120 104TH AV SE
010	600451	0170	7/31/03	\$275,900	2390	0	8	1997	3	7485	N	N	27917 147TH PL SE
010	546877	0020	8/26/03	\$265,000	2390	0	8	2003	3	5746	N	N	27922 151ST PL SE
010	342205	9205	7/13/04	\$282,500	2400	0	8	1983	3	13200	N	N	27519 144TH AV SE
010	730041	0070	6/25/04	\$284,000	2400	0	8	1999	3	5477	N	N	30225 129TH AV SE
010	211100	0230	4/28/04	\$270,000	2410	0	8	2001	3	6000	N	N	12501 SE 299TH PL
010	546877	0290	4/21/03	\$273,600	2410	0	8	2003	3	6192	N	N	28002 150TH PL SE
010	211100	0540	5/9/03	\$255,100	2410	0	8	2000	3	6113	N	N	29826 125TH PL SE
010	211100	0190	7/3/03	\$250,000	2410	0	8	2001	3	5816	N	N	12481 SE 299TH PL
010	600451	0070	4/4/03	\$267,000	2410	0	8	1997	3	6895	N	N	14716 SE 278TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	140290	0270	6/11/04	\$297,500	2420	0	8	1996	3	6400	N	N	30122 114TH PL SE
010	140295	0530	5/29/03	\$292,950	2430	0	8	2002	3	5051	N	N	29909 113TH PL SE
010	140295	0490	1/22/03	\$288,882	2430	0	8	2003	3	5604	N	N	29922 113TH PL SE
010	140295	0390	6/12/03	\$276,665	2430	0	8	2003	3	10260	N	N	11354 SE 229TH CT
010	140295	0460	4/3/03	\$272,220	2430	0	8	2003	3	5782	N	N	11363 SE 299TH CT
010	140295	0430	1/29/03	\$269,834	2430	0	8	2003	3	5465	N	N	11372 SE 299TH CT
010	140295	0560	2/25/03	\$262,305	2430	0	8	2003	3	5642	N	N	11223 SE 299TH PL
010	140290	0480	7/16/03	\$280,000	2430	0	8	1998	3	6226	N	N	29902 114TH WY SE
010	140295	0470	2/10/03	\$259,950	2440	0	8	2003	3	6065	N	N	11359 SE 299TH CT
010	140290	0420	6/6/03	\$279,950	2440	0	8	1998	3	7142	N	N	29936 114TH WY SE
010	788580	0010	11/24/04	\$322,000	2450	0	8	2002	3	73460	N	N	14323 SE 282ND ST
010	788580	0100	3/13/03	\$271,450	2450	0	8	2002	3	5985	N	N	14215 SE 282ND ST
010	140295	0120	10/22/03	\$277,000	2460	0	8	2002	3	6165	N	N	11307 SE 298TH PL
010	140295	0540	7/11/03	\$309,250	2470	0	8	2002	3	6812	N	N	29903 113TH PL SE
010	140295	0400	3/25/03	\$296,410	2470	0	8	2003	3	6344	N	N	11360 SE 299TH CT
010	140295	0410	4/9/03	\$279,950	2470	0	8	2003	3	9080	N	N	11364 SE 299TH CT
010	140295	0300	1/13/03	\$277,241	2470	0	8	2003	3	5636	N	N	29827 114TH WY SE
010	140295	0550	2/28/03	\$274,243	2470	0	8	2003	3	7780	N	N	11229 SE 299TH PL
010	140295	0440	5/1/03	\$273,950	2470	0	8	2003	3	5434	N	N	11371 SE 299TH CT
010	140295	0420	5/17/03	\$269,950	2470	0	8	2003	3	5500	N	N	11368 SE 299TH CT
010	140295	0480	5/6/03	\$269,950	2470	0	8	2003	3	5267	N	N	11351 SE 299TH CT
010	788580	0120	1/3/03	\$251,604	2480	0	8	2002	3	5730	N	N	14203 SE 282ND ST
010	211100	0040	3/4/03	\$257,605	2490	0	8	2003	3	6300	N	N	29833 125TH PL SE
010	211100	0100	9/14/04	\$265,000	2510	0	8	2001	3	5045	N	N	12450 SE 299TH PL
010	211100	0410	10/4/03	\$263,500	2510	0	8	2001	3	5560	N	N	12603 SE 299TH PL
010	211100	0640	6/24/03	\$254,950	2510	0	8	2001	3	7018	N	N	29816 126TH CT SE
010	165730	0470	12/31/04	\$380,000	2530	0	8	1988	3	7307	N	N	10408 SE 303RD CT
010	788580	1450	7/30/03	\$282,380	2550	0	8	2003	3	6366	N	N	14306 SE 282ND ST
010	788580	0230	8/27/03	\$260,000	2550	0	8	2003	3	6148	N	N	14009 SE 282ND ST
010	600453	0250	9/16/04	\$322,500	2570	0	8	1999	3	8791	N	N	27920 146TH AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	788580	1290	6/14/04	\$302,665	2570	0	8	2004	3	6345	N	N	14126 SE 280TH ST	
010	788580	1010	1/2/04	\$291,406	2570	0	8	2003	3	5829	N	N	14121 SE 280TH PL	
010	788580	0960	4/8/04	\$288,084	2570	0	8	2003	3	6856	N	N	28101 142ND AV SE	
010	788580	1030	5/12/04	\$284,000	2570	0	8	2002	3	5894	N	N	14107 SE 280TH PL	
010	788580	1170	3/12/03	\$276,877	2570	0	8	2003	3	5898	N	N	13924 SE 280TH PL	
010	788580	0880	11/6/03	\$268,210	2570	0	8	2003	3	5711	N	N	14116 SE 281ST PL	
010	600453	0110	5/5/03	\$267,900	2570	0	8	1999	3	9701	N	N	14512 SE 278TH PL	
010	788580	1080	9/5/03	\$258,710	2570	0	8	2003	3	5720	N	N	14011 SE 280TH PL	
010	788580	0720	5/5/03	\$256,290	2570	0	8	2003	3	6502	N	N	14125 SE 281ST ST	
010	788580	1260	2/20/03	\$255,950	2570	0	8	2003	3	5709	N	N	14112 SE 280TH PL	
010	788580	0910	10/21/03	\$253,740	2570	0	8	2003	3	5867	N	N	14202 SE 282ND PL	
010	322205	9202	7/27/04	\$329,000	2580	0	8	2000	3	22356	N	N	10713 SE 277TH ST	
010	788580	0660	3/23/03	\$294,434	2580	0	8	2003	3	5790	N	N	14032 SE 281ST ST	
010	788580	0800	9/10/03	\$261,400	2580	0	8	2003	3	5700	N	N	14023 SE 281ST ST	
010	125220	0110	6/23/03	\$300,000	2610	0	8	2003	3	6274	N	N	27126 117TH PL SE	
010	788580	0610	4/9/04	\$341,273	2630	0	8	2003	3	6493	N	N	13930 SE 281ST ST	
010	730041	0330	2/18/04	\$272,000	2640	0	8	1999	3	6674	N	N	30030 129TH AV SE	
010	032105	9092	11/26/04	\$400,000	2670	0	8	1987	3	32934	N	N	13421 SE 294TH PL	
010	211100	0340	7/16/03	\$271,500	2670	0	8	2001	3	7003	N	N	12723 SE 299TH PL	
010	342205	9124	2/22/04	\$553,000	2720	0	8	1985	3	263102	N	N	28440 141ST AV SE	
010	211100	0450	11/17/04	\$289,000	2720	0	8	2001	3	6000	N	N	12626 SE 299TH PL	
010	221250	0380	3/11/04	\$360,000	2750	1000	8	1968	4	26000	N	N	10919 SE 298TH PL	
010	211100	0850	1/23/04	\$295,000	2760	0	8	2000	3	7330	N	N	12542 SE 298TH PL	
010	211100	0550	5/9/03	\$273,945	2760	0	8	2000	3	6321	N	N	29820 125TH PL SE	
010	730041	0160	8/7/03	\$285,000	2760	0	8	1999	3	10499	N	N	30254 129TH AV SE	
010	600451	0260	8/25/03	\$300,000	2800	0	8	1998	3	7205	N	N	14701 SE 279TH PL	
010	500360	0140	2/10/03	\$255,000	2810	0	8	2000	3	7491	N	N	26519 111TH PL SE	
010	788580	0310	3/3/03	\$284,950	2840	0	8	2002	3	5779	N	N	14122 SE 282ND ST	
010	788580	0320	2/17/03	\$275,950	2840	0	8	2002	3	5782	N	N	14128 SE 282ND ST	
010	322205	9204	3/6/03	\$317,950	2890	0	8	2000	3	16000	N	N	10706 SE 277TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	788580	0020	4/23/04	\$330,000	3010	0	8	2002	3	6319	N	N	14321 SE 282ND ST
010	788580	0950	1/9/04	\$321,314	3010	0	8	2003	3	7448	N	N	28109 142ND AV SE
010	788580	1320	5/5/04	\$318,523	3010	0	8	2004	3	6450	N	N	14208 SE 280TH ST
010	788580	1370	3/12/04	\$307,635	3010	0	8	2003	3	6875	N	N	28102 142ND AV SE
010	788580	0300	12/9/03	\$311,499	3010	0	8	2003	3	5776	N	N	14114 SE 282ND ST
010	788580	0730	5/8/03	\$310,604	3010	0	8	2003	3	8162	N	N	14123 SE 281ST ST
010	788580	1400	5/21/04	\$306,220	3010	0	8	2004	3	5751	N	N	28118 142ND AV SE
010	788580	0920	10/6/03	\$308,306	3010	0	8	2003	3	6039	N	N	14208 SE 281ST PL
010	788580	0620	8/5/03	\$302,185	3010	0	8	2003	3	6538	N	N	14008 SE 281ST ST
010	788580	1420	2/18/04	\$297,433	3010	0	8	2003	3	5702	N	N	28132 142ND AV SE
010	788580	0900	10/31/03	\$294,399	3010	0	8	2003	3	5701	N	N	14128 SE 282ND PL
010	788580	0990	2/26/04	\$292,940	3010	0	8	2003	3	5709	N	N	14201 SE 280TH ST
010	788580	0760	6/27/03	\$289,927	3010	0	8	2003	3	5713	N	N	14109 SE 281ST ST
010	788580	1090	2/10/03	\$289,397	3010	0	8	2003	3	6064	N	N	14005 SE 280TH PL
010	788580	0520	1/30/04	\$286,839	3010	0	8	2003	3	6102	N	N	13931 SE 281ST ST
010	788580	0380	11/11/03	\$286,605	3010	0	8	2003	3	5772	N	N	14201 SE 281ST PL
010	788580	0430	12/31/03	\$286,314	3010	0	8	2003	3	5772	N	N	14101 SE 281ST PL
010	788580	1190	6/9/03	\$285,926	3010	0	8	2003	3	5760	N	N	14002 SE 280TH PL
010	788580	0670	4/17/03	\$282,471	3010	0	8	2003	3	5702	N	N	14106 SE 281ST ST
010	788580	0270	1/27/04	\$282,301	3010	0	8	2003	3	5766	N	N	14028 SE 282ND ST
010	788580	0410	12/1/03	\$280,659	3010	0	8	2003	3	5772	N	N	14113 SE 281ST PL
010	788580	0470	9/21/03	\$275,954	3010	0	8	2003	3	5861	N	N	14009 SE 281ST PL
010	788580	0450	9/17/03	\$275,730	3010	0	8	2003	3	5903	N	N	14021 SE 281ST PL
010	788580	1060	7/1/03	\$275,129	3010	0	8	2003	3	5720	N	N	14023 SE 280TH PL
010	788580	0490	8/18/03	\$274,280	3010	0	8	2003	3	5701	N	N	28116 140TH AV SE
010	788580	0650	4/23/03	\$277,687	3010	0	8	2003	3	5790	N	N	14026 SE 281ST ST
010	788580	0870	8/12/03	\$272,869	3010	0	8	2003	3	5735	N	N	14110 SE 281ST PL
010	788580	0830	10/27/03	\$269,580	3010	0	8	2003	3	5703	N	N	14022 SE 281ST PL
010	788580	1210	2/24/03	\$292,001	3030	0	8	2003	3	5760	N	N	14016 SE 280TH PL
010	211100	0110	9/1/04	\$315,000	3040	0	8	2001	3	7127	N	N	12446 SE 299TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	211100	0200	9/15/03	\$310,000	3040	0	8	2001	3	6074	N	N	12485 SE 299TH PL
010	211100	0760	6/25/03	\$279,950	3040	0	8	2000	3	6000	N	N	12730 SE 298TH PL
010	211100	0030	1/30/03	\$281,505	3040	0	8	2002	3	6300	N	N	29827 125TH PL SE
010	211100	0110	3/5/03	\$250,640	3040	0	8	2001	3	7127	N	N	12446 SE 299TH PL
010	125220	0080	7/8/03	\$339,950	3110	0	8	2003	3	5975	N	N	27116 117TH PL SE
010	125220	0070	8/13/03	\$345,000	3120	0	8	2003	3	7206	N	N	27110 117TH PL SE
010	125220	0030	12/20/04	\$372,000	3150	0	8	2002	3	7440	N	N	27018 117TH PL SE
010	125220	0030	1/29/03	\$330,500	3150	0	8	2002	3	7440	N	N	27018 117TH PL SE
010	788580	0940	1/13/04	\$344,872	3190	0	8	2003	3	7984	N	N	28113 SE 280TH PL
010	788580	0370	12/10/03	\$325,375	3190	0	8	2003	3	5772	N	N	14207 SE 281ST PL
010	788580	1070	8/21/03	\$319,690	3190	0	8	2003	3	5720	N	N	14017 SE 280TH PL
010	788580	1330	3/23/04	\$319,575	3190	0	8	2003	3	6645	N	N	14212 SE 280TH ST
010	788580	0810	9/4/03	\$309,756	3190	0	8	2003	3	5700	N	N	14017 SE 281ST ST
010	788580	0850	7/25/03	\$305,384	3190	0	8	2003	3	5707	N	N	14030 SE 281ST ST
010	788580	0640	4/8/03	\$304,626	3190	0	8	2003	3	5790	N	N	14020 SE 281ST ST
010	788580	0030	4/27/04	\$400,000	3200	0	8	2002	3	6724	N	N	14319 SE 282ND ST
010	788580	0420	10/8/03	\$306,389	3200	0	8	2003	3	5772	N	N	14107 SE 281ST CT
010	788580	0280	3/19/04	\$378,713	3200	0	8	2003	3	5769	N	N	14100 SE 282ND ST
010	788580	1410	11/30/03	\$364,428	3200	0	8	2003	3	8873	N	N	28124 142ND PL SE
010	788580	1270	6/7/04	\$342,111	3200	0	8	2004	3	6249	N	N	14118 SE 280TH ST
010	788580	1300	5/26/04	\$342,065	3200	0	8	2004	3	6194	N	N	14132 SE 280TH ST
010	788580	1310	5/3/04	\$340,921	3200	0	8	2004	3	6249	N	N	14202 SE 280TH ST
010	788580	0390	10/8/03	\$336,855	3200	0	8	2003	3	5772	N	N	14127 SE 281ST PL
010	788580	1340	4/25/04	\$338,065	3200	0	8	2004	3	7518	N	N	28024 142ND AV SE
010	788580	0440	11/21/03	\$336,795	3200	0	8	2003	3	5772	N	N	14029 SE 281ST PL
010	788580	1380	3/18/04	\$332,036	3200	0	8	2003	3	6166	N	N	28108 142ND AV SE
010	788580	1390	3/9/04	\$329,993	3200	0	8	2003	3	5710	N	N	28112 142ND AV SE
010	788580	0290	2/3/04	\$333,153	3200	0	8	2003	3	5772	N	N	14108 SE 282ND ST
010	788580	0820	10/17/03	\$328,370	3200	0	8	2003	3	5701	N	N	14018 SE 281ST PL
010	788580	0680	3/10/03	\$331,705	3200	0	8	2003	3	5703	N	N	14112 SE 281ST ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	788580	0630	5/2/03	\$328,582	3200	0	8	2003	3	5790	N	N	14014 SE 281ST ST
010	788580	0480	3/10/04	\$324,253	3200	0	8	2003	3	5724	N	N	28126 140TH AV SE
010	788580	0930	3/2/04	\$323,434	3200	0	8	2003	3	5997	N	N	14214 SE 281ST PL
010	788580	0400	12/24/03	\$316,275	3200	0	8	2003	3	5772	N	N	14121 SE 281ST PL
010	788580	0980	3/17/04	\$313,617	3200	0	8	2003	3	5749	N	N	14209 SE 280TH ST
010	788580	0710	7/21/03	\$309,581	3200	0	8	2003	3	6116	N	N	14124 SE 281ST ST
010	788580	0260	5/13/04	\$309,900	3200	0	8	2004	3	5731	N	N	14020 SE 282ND ST
010	788580	0780	7/23/03	\$303,894	3200	0	8	2003	3	5700	N	N	14033 SE 281ST ST
010	788580	1200	2/27/03	\$303,140	3200	0	8	2003	3	1200	N	N	14010 SE 280TH PL
010	788580	0890	10/2/03	\$298,315	3200	0	8	2003	3	5705	N	N	14122 SE 281ST PL
010	788580	1040	7/11/03	\$295,693	3200	0	8	2003	3	5720	N	N	14101 SE 280TH PL
010	788580	0360	3/15/04	\$338,753	3210	0	8	2003	3	5767	N	N	14213 SE 281ST ST
010	716220	0035	6/21/04	\$329,000	3260	0	8	1972	3	37175	N	N	27234 154TH AV SE
010	211101	0590	10/15/03	\$308,500	3270	0	8	2002	3	5890	N	N	29663 129TH PL SE
010	788580	0240	2/24/03	\$299,950	3290	0	8	2003	3	8098	N	N	14003 SE 282ND ST
010	788580	0080	3/20/03	\$289,950	3290	0	8	2002	3	6047	N	N	14225 SE 282ND ST
010	211100	0440	4/28/03	\$313,750	3420	0	8	2001	3	7364	N	N	12704 SE 299TH PL
010	211100	0560	4/21/03	\$299,818	3420	0	8	2000	3	7158	N	N	29814 125TH PL SE
010	125220	0090	12/13/04	\$399,950	3460	0	8	2003	3	7254	N	N	27120 117TH PL SE
010	042105	9006	5/26/04	\$1,260,000	3460	0	8	1981	3	1E+06	N	N	11805 SE 288TH ST
010	211100	0390	10/7/04	\$329,900	3470	0	8	2001	3	7925	N	N	12740 SE 299TH PL
010	211100	0010	5/28/03	\$339,997	3710	0	8	2003	3	7252	N	N	29815 125TH PL SE
010	188800	0032	12/14/04	\$599,950	2330	0	9	1977	3	103672	N	N	12624 S 282ND ST
010	894670	0130	5/23/03	\$267,000	2340	0	9	2003	3	6166	N	N	12945 SE 301ST ST
010	730040	0580	6/23/04	\$282,000	2370	0	9	1998	3	6500	N	N	12615 SE 300TH WY
010	387657	0030	10/8/04	\$312,950	2430	0	9	2004	3	6494	N	N	14316 SE 278TH ST
010	387657	0120	1/16/04	\$327,834	2500	0	9	2003	3	7359	N	N	14117 SE 278TH ST
010	387657	0380	7/8/04	\$320,000	2500	0	9	2004	3	7703	N	N	27710 143RD AV SE
010	387657	0180	7/21/03	\$314,733	2500	0	9	2003	3	5714	N	N	14027 SE 278TH ST
010	387657	0020	9/2/03	\$314,000	2500	0	9	2003	3	6899	N	N	27722 143RD AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	387657	0130	11/20/03	\$310,000	2500	0	9	2003	3	5920	N	N	14115 SE 278TH ST
010	387657	0150	10/21/03	\$310,000	2500	0	9	2003	3	6762	N	N	14107 SE 278TH ST
010	894670	0090	3/18/03	\$297,000	2500	0	9	2002	3	7000	N	N	30130 129TH PL SE
010	730040	0470	2/26/03	\$279,000	2500	0	9	1999	3	6968	N	N	30033 125TH CT SE
010	322205	9105	9/22/04	\$530,000	2500	0	9	1995	4	54450	N	N	28219 105TH AV SE
010	165730	0260	6/12/04	\$349,950	2510	0	9	1990	3	11274	N	N	30024 104TH AV SE
010	730040	0080	4/14/04	\$285,000	2520	0	9	1998	3	5880	N	N	12731 SE 302ND ST
010	894670	0160	2/13/03	\$310,000	2530	0	9	2003	3	7200	N	N	12936 SE 301ST ST
010	387657	0390	12/20/04	\$316,950	2550	0	9	2005	3	6899	N	N	27716 143RD AV SE
010	165730	0190	1/17/03	\$340,000	2560	0	9	1988	3	10465	N	N	10516 SE 300TH ST
010	894670	0020	5/20/04	\$327,000	2590	0	9	2002	3	5399	N	N	30107 129TH PL SE
010	894670	0020	2/18/03	\$295,000	2590	0	9	2002	3	5399	N	N	30107 129TH PL SE
010	730040	0020	8/27/03	\$317,558	2600	0	9	2003	3	6510	N	N	30306 127TH PL SE
010	387657	0010	11/4/03	\$319,792	2626	0	9	2003	3	8117	N	N	27728 143RD AV SE
010	387657	0140	9/28/04	\$319,500	2630	0	9	2004	3	6099	N	N	14113 SE 278TH ST
010	387657	0090	4/9/04	\$325,500	2630	0	9	2003	3	5783	N	N	14227 SE 278TH ST
010	387657	0110	6/3/04	\$316,500	2630	0	9	2004	3	6798	N	N	14119 SE 278TH ST
010	387657	0190	9/2/03	\$311,466	2630	0	9	2003	3	5841	N	N	14023 SE 278TH ST
010	211101	1020	6/27/03	\$304,000	2640	0	9	2002	3	7436	N	N	12991 SE 301ST ST
010	730040	0200	9/17/03	\$295,500	2650	0	9	1998	3	6366	N	N	30040 128TH CT SE
010	730040	0040	8/27/04	\$336,500	2660	0	9	1998	3	6779	N	N	30208 127TH PL SE
010	387657	0060	11/16/04	\$374,950	2680	0	9	2003	3	6517	N	N	14311 SE 278TH ST
010	387657	0250	9/14/04	\$335,000	2680	0	9	2004	3	5768	N	N	14030 SE 278TH ST
010	730040	0260	6/14/04	\$339,000	2680	0	9	2000	3	7243	N	N	30029 128TH AV SE
010	387657	0270	8/16/04	\$332,496	2680	0	9	2004	3	6206	N	N	14106 SE 278TH ST
010	387657	0240	7/8/04	\$330,000	2680	0	9	2003	3	5709	N	N	14024 SE 278TH ST
010	387657	0160	9/16/03	\$320,000	2680	0	9	2003	3	6572	N	N	14033 SE 278TH ST
010	387657	0070	1/28/04	\$318,000	2680	0	9	2003	3	6249	N	N	14305 SE 278TH ST
010	387657	0060	7/29/03	\$317,836	2680	0	9	2003	3	6517	N	N	14311 SE 278TH ST
010	894670	0180	5/27/04	\$325,000	2700	0	9	2003	3	6000	N	N	12928 SE 301ST ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	894670	0170	5/22/03	\$322,690	2720	0	9	2003	3	6000	N	N	12932 SE 301ST ST
010	894670	0100	2/18/03	\$312,000	2720	0	9	2003	3	7043	N	N	30124 129TH PL SE
010	387657	0230	1/20/04	\$325,000	2730	0	9	2003	3	5709	N	N	14018 SE 278TH ST
010	387657	0320	11/3/03	\$323,910	2730	0	9	2003	3	10407	N	N	14120 SE 278TH ST
010	387657	0210	7/7/04	\$363,023	2730	0	9	2003	3	7275	N	N	14010 SE 278TH ST
010	387657	0170	7/29/03	\$322,000	2730	0	9	2003	3	5723	N	N	14031 SE 278TH ST
010	894670	0110	1/20/03	\$319,000	2730	0	9	2003	3	6723	N	N	30118 129TH PL SE
010	730040	0560	1/23/04	\$307,000	2750	0	9	1998	3	6000	N	N	12603 SE 300TH WY
010	186500	0040	2/6/03	\$309,900	2750	0	9	2002	3	6259	N	N	12128 SE 303RD CT
010	730040	0370	4/1/04	\$324,800	2810	0	9	1998	3	5610	N	N	12618 SE 300TH WY
010	186500	0270	2/24/03	\$329,950	2810	0	9	2001	3	6743	N	N	30391 121ST PL SE
010	730040	0320	4/7/04	\$294,950	2810	0	9	1998	3	8461	N	N	30018 127TH PL SE
010	730040	0460	6/26/03	\$288,000	2810	0	9	1998	3	7656	N	N	30027 125TH CT SE
010	186500	0160	3/15/03	\$335,950	2830	0	9	2002	3	7794	N	N	30304 121ST PL SE
010	322205	9203	2/24/04	\$355,000	2880	0	9	2001	3	20974	N	N	10712 SE 277TH ST
010	730040	0850	6/7/04	\$325,000	2940	0	9	1998	3	6007	N	N	30221 127TH PL SE
010	730040	0860	9/17/03	\$349,000	3010	0	9	1998	3	6309	N	N	30227 127TH PL SE
010	387657	0350	8/12/04	\$350,000	3020	0	9	2004	3	6101	N	N	14130 SE 278TH ST
010	387657	0340	8/18/04	\$340,000	3020	0	9	2004	3	6137	N	N	14126 SE 278TH ST
010	387657	0200	1/2/04	\$337,500	3020	0	9	2003	3	7813	N	N	14017 SE 278TH ST
010	387657	0080	7/8/03	\$336,300	3020	0	9	2003	3	5700	N	N	14233 SE 278TH ST
010	387657	0330	7/27/04	\$335,000	3020	0	9	2004	3	6492	N	N	14122 SE 278TH ST
010	387657	0300	7/23/04	\$332,000	3020	0	9	2004	3	7261	N	N	14116 SE 278TH ST
010	387657	0040	11/12/03	\$329,000	3020	0	9	2003	3	5772	N	N	14310 SE 278TH ST
010	387657	0220	2/17/04	\$329,000	3020	0	9	2003	3	5709	N	N	14014 SE 278TH ST
010	387657	0400	12/26/03	\$329,000	3020	0	9	2003	3	9670	N	N	27717 143RD PL SE
010	387657	0260	5/4/04	\$327,500	3020	0	9	2003	3	5757	N	N	14102 SE 278TH ST
010	894670	0190	11/24/03	\$349,000	3020	1050	9	2003	3	7840	N	N	12924 SE 301ST ST
010	211101	1060	4/17/03	\$368,208	3030	820	9	2002	3	16249	N	N	12968 SE 301ST ST
010	211101	1080	6/16/03	\$339,382	3030	0	9	2003	3	10855	N	N	12956 SE 301ST ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
010	730040	0010	9/11/03	\$328,450	3060	0	9	2003	3	6513	N	N	30312 127TH PL SE
010	387657	0310	9/30/04	\$346,000	3070	0	9	2004	3	9914	N	N	14118 SE 278TH ST
010	387657	0290	4/19/04	\$349,860	3070	0	9	2003	3	6000	N	N	14114 SE 278TH ST
010	387657	0360	2/12/04	\$344,770	3070	0	9	2003	3	7217	N	N	14024 SE 278TH ST
010	387657	0050	3/1/04	\$340,000	3070	0	9	2003	3	6837	N	N	14304 SE 278TH ST
010	387657	0280	1/13/04	\$333,000	3070	0	9	2003	3	6172	N	N	14110 SE 278TH ST
010	730040	0770	7/15/04	\$349,950	3120	0	9	1998	3	6153	N	N	12525 SE 301ST PL
010	730040	0840	5/20/03	\$310,000	3120	0	9	1998	3	6000	N	N	30215 127TH PL SE
010	186500	0240	5/21/04	\$357,400	3140	0	9	2001	3	6600	N	N	30373 121ST PL SE
010	894670	0040	2/11/03	\$315,000	3160	0	9	2002	3	5733	N	N	30119 129TH PL SE
010	165730	0400	6/23/04	\$360,000	3240	0	9	1988	3	11029	N	N	10512 SE 302ND ST
010	032105	9006	6/9/03	\$435,000	3290	0	9	1988	3	137649	N	N	28920 134TH PL SE
010	216155	0060	10/6/04	\$574,800	3310	0	9	1990	3	162914	N	N	10806 SE 291ST ST
010	165730	0070	5/8/03	\$410,000	3360	0	9	1988	3	10810	N	N	30203 104TH AV SE
010	165730	0490	3/12/04	\$395,000	3370	0	9	1988	3	16972	N	N	10416 SE 303RD CT
010	165730	0250	12/9/04	\$475,000	3400	1600	9	1988	3	11027	N	N	10409 SE 300TH ST
010	332205	9120	7/27/04	\$645,000	3590	0	9	1989	3	67592	N	N	12014 SE 288TH ST
010	352205	9139	11/18/03	\$606,000	3750	0	9	1993	3	108900	N	N	14901 SE 281ST ST
010	165730	0460	6/22/04	\$429,950	3760	0	9	1992	3	10120	N	N	30216 104TH AV SE
010	052105	9122	8/21/03	\$695,000	4970	0	9	2004	3	282704	N	N	11251 SE 294TH ST
010	032105	9072	9/29/03	\$550,000	2130	1580	10	1978	3	107250	N	N	13232 SE 290TH ST
010	022790	0090	2/11/03	\$390,000	2590	0	10	2002	3	18223	N	N	11909 SE 277TH ST
010	022790	0080	1/9/03	\$394,900	2590	0	10	2002	3	16095	N	N	11907 SE 277TH ST
010	322205	9157	12/7/04	\$540,000	3400	0	10	1991	3	83635	N	N	27427 114TH AV SE
010	042105	9065	8/20/04	\$450,000	3910	0	10	1980	3	43560	N	N	28801 132ND AV SE
010	322205	9149	12/10/03	\$703,250	3494	0	11	2001	3	106722	N	N	28279 108TH AV SE
010	032105	9163	7/26/04	\$699,000	4730	0	11	1978	2	219542	N	N	13311 SE 290TH ST
011	092105	9077	12/29/03	\$155,000	850	0	5	1942	4	44431	N	N	12017 SE 304TH ST
011	333940	0525	5/20/03	\$149,500	1010	0	5	1942	4	31000	N	N	31627 108TH AV SE
011	423940	0350	3/26/03	\$97,500	660	0	6	1969	4	2844	N	N	11814 SE 318TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	423940	1200	9/12/03	\$115,000	750	0	6	1969	3	2926	N	N	11807 SE 318TH PL
011	423940	0110	2/20/04	\$112,100	750	0	6	1969	4	3880	N	N	12101 SE 319TH PL
011	423940	0930	12/27/04	\$107,500	750	0	6	1969	4	2480	N	N	31822 118TH PL SE
011	423940	0200	11/25/03	\$99,950	750	0	6	1969	3	2700	N	N	31922 120TH PL SE
011	423940	0550	10/21/03	\$110,500	750	0	6	1969	4	2520	N	N	31829 118TH PL SE
011	423940	0930	6/9/03	\$92,950	750	0	6	1969	4	2480	N	N	31822 118TH PL SE
011	423940	0420	6/3/03	\$102,000	780	0	6	1969	3	3200	N	N	31801 118TH PL SE
011	333940	0465	2/23/04	\$220,000	810	0	6	1940	3	89298	N	N	30640 GREEN RIVER RD SE
011	423940	0260	6/15/04	\$123,000	960	0	6	1969	4	2640	N	N	11834 SE 318TH PL
011	423940	0080	4/19/04	\$134,999	960	0	6	1969	3	3172	N	N	12117 SE 319TH PL
011	423940	0330	12/12/03	\$125,000	960	0	6	1969	3	4108	N	N	11818 SE 318TH PL
011	423940	0620	11/1/04	\$110,000	960	0	6	1969	4	3465	N	N	11807 SE 319TH PL
011	423943	0030	8/27/03	\$150,000	960	0	6	2000	3	2480	N	N	31818 121ST AV SE
011	423940	0510	11/26/03	\$114,000	960	0	6	1969	3	2387	N	N	31821 118TH PL SE
011	423940	0470	8/14/03	\$105,500	960	0	6	1969	3	2236	N	N	31813 118TH PL SE
011	423940	0300	7/27/04	\$135,950	980	0	6	1969	4	2490	N	N	11824 SE 318TH PL
011	423940	0360	10/14/03	\$134,950	980	0	6	1969	3	3081	N	N	11812 SE 318TH PL
011	423940	0190	10/6/03	\$127,950	980	0	6	1969	4	3420	N	N	31920 120TH PL SE
011	423940	0310	9/15/04	\$131,500	980	0	6	1969	3	3154	N	N	11822 SE 318TH PL
011	423940	0290	2/19/04	\$128,500	1010	0	6	1969	5	4067	N	N	11826 SE 318TH PL
011	423940	0140	3/11/04	\$135,000	1020	0	6	1969	4	2560	N	N	31908 120TH PL SE
011	423940	0940	9/24/04	\$133,900	1040	0	6	1969	3	2960	N	N	31820 118TH PL SE
011	423940	0720	10/27/04	\$129,000	1040	0	6	1969	4	2511	N	N	11841 SE 319TH PL
011	423940	0610	11/5/04	\$120,000	1040	0	6	1969	4	2250	N	N	11803 SE 319TH PL
011	423940	0980	12/11/03	\$118,500	1040	0	6	1969	3	2635	N	N	31834 118TH PL SE
011	423940	0800	9/17/03	\$105,000	1040	0	6	1969	3	3200	N	N	31816 120TH AV SE
011	423940	1050	3/28/03	\$126,500	1090	0	6	1969	4	3400	N	N	31827 120TH AV SE
011	423940	0960	9/7/04	\$125,100	1090	0	6	1969	4	3315	N	N	31838 118TH PL SE
011	423941	0370	9/4/03	\$130,000	1090	0	6	1970	4	3306	N	N	31603 119TH PL SE
011	423940	0380	12/2/04	\$143,000	1200	0	6	1969	4	3225	N	N	11806 SE 318TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
011	172105	9276	8/21/03	\$182,900	1230	0	6	1952	4	9750	N	N	32010 110TH AV SE	
011	423941	0330	3/17/04	\$153,000	1240	0	6	1970	4	3393	N	N	11809 SE 316TH PL	
011	423940	0210	6/28/04	\$119,900	1300	0	6	1969	3	3240	N	N	31924 120TH PL SE	
011	423941	0120	4/26/04	\$176,500	910	620	7	1978	3	3741	N	N	31624 119TH PL SE	
011	713790	0660	1/27/03	\$169,950	940	450	7	1981	3	7380	N	N	12728 SE 318TH WY	
011	423943	0100	3/26/03	\$170,000	950	420	7	1978	4	4080	N	N	31804 121ST AV SE	
011	168200	0250	7/1/04	\$192,700	1000	0	7	1968	3	8500	N	N	11838 SE 323RD PL	
011	168360	0140	4/14/04	\$178,000	1020	0	7	1981	4	7287	N	N	31647 121ST AV SE	
011	168350	0040	12/16/04	\$211,000	1040	600	7	1976	4	7214	N	N	31825 110TH AV SE	
011	168350	0180	4/9/03	\$205,000	1050	580	7	1975	4	9010	N	N	10872 SE 318TH PL	
011	713790	0790	6/4/03	\$199,000	1060	320	7	1981	4	8141	N	N	31836 126TH AV SE	
011	713790	0750	8/6/03	\$190,000	1060	320	7	1981	3	9795	N	N	31816 126TH AV SE	
011	713790	0270	12/10/04	\$203,450	1070	0	7	1983	4	10211	N	N	31705 125TH PL SE	
011	713790	0310	5/10/04	\$174,000	1070	0	7	1983	3	7835	N	N	31714 125TH PL SE	
011	713790	0430	11/17/03	\$167,500	1070	0	7	1983	3	8167	N	N	31610 126TH AV SE	
011	713790	0870	9/22/03	\$149,350	1070	0	7	1983	3	7784	N	N	31809 126TH AV SE	
011	571400	0030	9/17/03	\$186,000	1090	0	7	1993	3	7771	N	N	30611 114TH PL SE	
011	168360	0220	10/27/04	\$223,500	1100	550	7	1980	4	8338	N	N	31603 121ST AV SE	
011	168210	0050	12/1/04	\$220,000	1100	600	7	1968	4	7227	N	N	11850 SE 323RD PL	
011	713790	0490	9/9/03	\$210,000	1130	530	7	1983	3	7977	N	N	12636 SE 317TH ST	
011	713791	0020	7/15/04	\$209,000	1140	0	7	1993	3	6500	N	N	12808 SE 318TH WY	
011	713790	0630	2/13/04	\$184,000	1150	0	7	1981	4	7629	N	N	12704 SE 318TH WY	
011	289065	0180	2/7/03	\$204,950	1170	500	7	1992	4	7205	N	N	11838 SE 321ST PL	
011	423941	0600	7/15/04	\$194,000	1180	0	7	1978	4	5794	N	N	31623 118TH PL SE	
011	423941	0540	8/6/04	\$185,000	1180	0	7	1978	4	5802	N	N	31611 118TH PL SE	
011	423941	0500	6/29/04	\$183,000	1180	0	7	1978	4	6938	N	N	31601 118TH PL SE	
011	423941	0020	10/24/03	\$167,950	1180	0	7	1978	4	6063	N	N	11807 SE 317TH PL	
011	168520	0170	6/23/04	\$205,000	1190	290	7	1978	4	8000	N	N	31620 122ND AV SE	
011	332700	0180	9/16/04	\$217,500	1200	0	7	1968	4	8550	N	N	11235 SE 320TH PL	
011	332790	0210	10/10/03	\$191,500	1200	0	7	1979	4	14400	N	N	32112 110TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
011	807852	0290	6/18/03	\$199,950	1210	0	7	1998	3	5641	N	N	11547 SE 319TH ST	
011	168210	0060	9/25/03	\$172,250	1250	0	7	1968	3	7920	N	N	11844 SE 323RD PL	
011	168360	0070	8/7/03	\$208,000	1260	310	7	1981	4	8322	N	N	31634 121ST AV SE	
011	614500	0020	8/25/04	\$215,000	1280	0	7	1993	3	8243	N	N	11516 SE 305TH PL	
011	333940	0250	11/19/04	\$275,000	1280	0	7	1989	4	33596	N	N	30527 112TH AV SE	
011	614500	0030	3/18/04	\$199,950	1280	0	7	1993	3	8241	N	N	11510 SE 305TH PL	
011	168350	0130	9/9/04	\$195,000	1290	0	7	1973	4	7245	N	N	31824 109TH AV SE	
011	571400	0020	3/25/04	\$211,000	1290	0	7	1993	3	7739	N	N	30605 114TH PL SE	
011	168350	0130	7/30/03	\$173,000	1290	0	7	1973	4	7245	N	N	31824 109TH AV SE	
011	571400	0120	6/17/04	\$222,000	1300	340	7	1993	3	7350	N	N	11431 SE 307TH PL	
011	168360	0150	1/20/04	\$174,000	1310	0	7	1981	3	7540	N	N	31631 121ST AV SE	
011	920690	0020	7/10/03	\$185,000	1320	0	7	1994	3	7486	N	N	11116 SE 316TH PL	
011	305670	0110	2/19/03	\$202,000	1340	0	7	1996	3	10502	N	N	12130 SE 314TH PL	
011	713790	0800	11/7/03	\$200,000	1350	0	7	1981	4	10463	N	N	31838 126TH AV SE	
011	920690	0180	12/7/04	\$255,000	1350	960	7	1994	3	7269	N	N	31661 110TH PL SE	
011	793900	0090	7/6/04	\$252,000	1360	780	7	1967	4	15000	N	N	11414 SE 326TH PL	
011	713790	0300	3/23/04	\$186,450	1360	0	7	1983	3	7465	N	N	31708 125TH PL SE	
011	713790	0320	5/5/04	\$206,000	1430	0	7	1983	4	8355	N	N	31720 125TH PL SE	
011	305670	0040	6/24/03	\$212,500	1450	0	7	1995	3	6502	N	N	31437 121ST PL SE	
011	168200	0320	12/6/04	\$190,000	1460	0	7	1968	3	7373	N	N	11652 SE 323RD PL	
011	092105	9011	9/1/04	\$280,000	1480	1000	7	1963	3	52272	N	N	11805 SE 310TH ST	
011	571400	0050	2/3/03	\$201,000	1530	0	7	1993	3	8812	N	N	30623 114TH PL SE	
011	713790	0060	9/29/04	\$224,950	1550	0	7	1984	3	8578	N	N	31717 124TH PL SE	
011	745740	0470	4/17/03	\$210,000	1550	0	7	2000	3	6400	N	N	31539 114TH AV SE	
011	713790	0970	1/7/03	\$180,000	1550	0	7	1984	4	9021	N	N	12437 SE 318TH WY	
011	168200	0360	4/24/03	\$164,950	1560	0	7	1968	3	8075	N	N	11630 SE 323RD PL	
011	030310	0050	8/4/04	\$245,000	1570	0	7	1996	3	9398	N	N	11030 SE 319TH CT	
011	713791	0240	6/17/04	\$237,000	1570	0	7	1994	3	7392	N	N	31612 130TH AV SE	
011	807852	0270	5/17/04	\$233,500	1570	0	7	1998	3	5250	N	N	11560 SE 319TH ST	
011	807852	0100	5/30/03	\$200,000	1570	0	7	1998	3	5730	N	N	11543 SE 319TH PL	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
011	092105	9083	6/25/03	\$209,950	1570	0	7	1978	3	50094	N	N	31306 116TH AV SE	
011	713791	0220	3/12/03	\$230,000	1580	0	7	1994	3	9284	N	N	31623 130TH AV SE	
011	920690	0190	2/26/03	\$206,500	1580	0	7	1994	3	11032	N	N	31658 110TH PL SE	
011	713791	0030	5/5/04	\$236,000	1590	0	7	1993	3	6799	N	N	12814 SE 318TH WY	
011	305670	0020	4/22/04	\$225,500	1610	0	7	1994	3	6002	N	N	31513 121ST PL SE	
011	305670	0120	6/22/03	\$236,900	1630	0	7	1995	3	8043	N	N	12129 SE 314TH PL	
011	288795	0140	6/23/04	\$219,000	1640	0	7	1994	3	6055	N	N	12304 SE 314TH PL	
011	168250	0010	8/3/04	\$272,500	1650	0	7	1945	4	40700	N	N	32214 116TH AV SE	
011	305670	0140	6/10/04	\$231,000	1650	0	7	1994	4	7957	N	N	31512 121ST PL SE	
011	305670	0140	2/12/03	\$203,000	1650	0	7	1994	4	7957	N	N	31512 121ST PL SE	
011	159208	0110	8/6/04	\$247,000	1700	0	7	1995	3	8735	N	N	11513 SE 308TH PL	
011	713791	0070	3/4/04	\$237,500	1700	0	7	1993	3	8164	N	N	12929 SE 317TH CT	
011	745740	0240	1/20/04	\$229,900	1750	0	7	1999	3	5647	N	N	31517 113TH AV SE	
011	713791	0200	8/6/04	\$239,950	1780	0	7	1993	3	7745	N	N	12934 SE 317TH CT	
011	713791	0060	7/25/03	\$234,950	1780	0	7	1993	3	6889	N	N	12918 SE 318TH WY	
011	713791	0300	12/14/04	\$239,950	1790	0	7	1994	3	6525	N	N	12921 SE 318TH WY	
011	713791	0280	1/8/04	\$240,000	1790	0	7	1993	3	7193	N	N	31634 130TH AV SE	
011	289065	0270	4/30/03	\$217,950	1790	0	7	1992	3	7876	N	N	11851 SE 321ST PL	
011	333940	0102	12/22/04	\$233,000	1800	0	7	1990	3	9681	N	N	31922 113TH PL SE	
011	102105	9027	9/14/04	\$373,000	1810	790	7	1987	4	83030	N	N	13207 SE 312TH WY	
011	030310	0110	3/24/04	\$232,000	1810	0	7	1996	3	8698	N	N	11001 SE 318TH CT	
011	793900	0080	10/12/04	\$285,000	1860	0	7	1997	3	17250	N	N	11408 SE 326TH PL	
011	214128	0040	5/22/03	\$222,600	1860	0	7	1996	3	7861	N	N	31525 115TH PL SE	
011	807852	0200	11/11/03	\$255,000	1870	0	7	1998	3	5220	N	N	11518 SE 319TH ST	
011	333940	0660	8/7/03	\$219,000	1880	0	7	1969	4	29295	N	N	31812 102ND AV SE	
011	425020	0090	6/30/04	\$261,221	1890	0	7	2004	3	7581	N	N	30429 110TH PL SE	
011	425020	0140	7/1/04	\$248,950	1890	0	7	2004	3	5954	N	N	30418 110TH PL SE	
011	425020	0010	7/30/04	\$252,500	1890	0	7	2004	3	5147	N	N	11132 SE 304TH PL	
011	425020	0050	2/25/04	\$253,350	1900	0	7	2003	3	4360	N	N	11106 SE 304TH PL	
011	092105	9146	8/17/04	\$245,000	1900	0	7	1972	4	38637	N	N	12012 SE 310TH ST	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	214128	0100	10/22/03	\$260,000	1920	0	7	1997	3	10500	N	N	31514 114TH PL SE
011	288795	0020	4/29/03	\$221,500	1940	0	7	1994	3	5458	N	N	12307 SE 315TH PL
011	289065	0360	6/1/04	\$254,950	1950	0	7	1992	3	6080	N	N	11825 SE 321ST PL
011	807852	0260	10/18/04	\$260,000	1960	0	7	1998	3	5250	N	N	11554 SE 319TH ST
011	807852	0350	11/22/04	\$255,950	1960	0	7	1998	3	5582	N	N	11520 SE 319TH PL
011	025505	0070	5/8/03	\$225,000	1960	0	7	1994	3	6646	N	N	31427 115TH PL SE
011	807852	0320	11/15/03	\$229,950	1960	0	7	1998	3	5250	N	N	11529 SE 319TH ST
011	025505	0030	9/10/04	\$285,000	1970	0	7	1994	3	8880	N	N	31422 115TH PL SE
011	214128	0080	6/21/03	\$236,000	1970	0	7	1997	3	8061	N	N	31502 114TH PL SE
011	159208	0040	12/15/03	\$210,000	1970	0	7	1995	3	9172	N	N	11524 SE 308TH PL
011	745740	0130	5/8/03	\$240,500	1990	0	7	1999	3	5850	N	N	11231 SE 314TH PL
011	192320	0020	7/23/03	\$265,000	2000	600	7	1964	4	19367	N	N	11211 SE 316TH PL
011	920690	0130	10/18/04	\$284,000	2010	0	7	1994	3	7112	N	N	31635 110TH PL SE
011	745740	0460	8/31/04	\$280,000	2030	0	7	2000	3	6400	N	N	31533 114TH AV SE
011	745740	0370	7/26/03	\$250,000	2030	0	7	2000	3	6400	N	N	31428 113TH AV SE
011	425020	0110	11/21/04	\$255,500	2030	0	7	2004	3	7293	N	N	30436 110TH PL SE
011	425020	0150	10/14/04	\$260,500	2030	0	7	2004	3	5880	N	N	11037 SE 304TH PL
011	425020	0030	2/25/04	\$256,950	2060	0	7	2003	3	4670	N	N	11120 SE 304TH PL
011	614500	0120	11/2/04	\$269,950	2070	0	7	1993	3	9474	N	N	11415 SE 305TH PL
011	258250	0060	6/7/04	\$274,950	2100	0	7	2003	3	6275	N	N	12945 SE 305TH PL
011	425020	0100	4/29/04	\$261,950	2120	0	7	2004	3	7906	N	N	30435 110TH PL SE
011	425020	0160	2/6/04	\$253,000	2120	0	7	2003	3	5634	N	N	11041 SE 3RD PL
011	425020	0040	4/27/04	\$253,000	2120	0	7	2004	3	4360	N	N	11114 SE 304TH PL
011	425020	0120	7/14/04	\$251,950	2120	0	7	2004	3	7997	N	N	30430 110TH PL SE
011	425020	0070	11/15/04	\$255,500	2120	0	7	2004	3	5263	N	N	30417 110TH PL SE
011	333940	0100	8/17/04	\$255,000	2130	0	7	1966	3	37533	N	N	11224 SE 320TH ST
011	258250	0040	11/20/03	\$248,950	2150	0	7	2003	3	7257	N	N	12942 SE 305TH PL
011	258250	0080	6/18/03	\$247,950	2150	0	7	2003	3	7390	N	N	12955 SE 305TH PL
011	258250	0020	6/27/03	\$244,950	2150	0	7	2003	3	8217	N	N	12958 SE 305TH PL
011	333940	0516	4/1/04	\$331,000	2190	0	7	1988	4	43995	N	N	10702 SE 318TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	920690	0140	3/11/03	\$239,950	2200	0	7	1994	3	7442	N	N	31641 110TH PL SE
011	258250	0110	12/24/03	\$269,950	2230	0	7	2003	3	6481	N	N	12967 SE 305TH PL
011	258250	0010	1/15/04	\$269,950	2250	0	7	2003	3	7266	N	N	12970 SE 305TH PL
011	168350	0260	3/23/04	\$192,000	2250	0	7	1969	4	7820	N	N	31813 109TH AV SE
011	025505	0130	8/1/03	\$260,000	2530	0	7	1994	3	6267	N	N	31421 114TH PL SE
011	745740	0060	3/21/03	\$249,000	2620	0	7	1999	3	6380	N	N	11236 SE 314TH PL
011	258250	0050	3/24/04	\$289,950	2780	0	7	2003	3	7022	N	N	12940 SE 305TH PL
011	258250	0100	9/30/03	\$281,950	2780	0	7	2003	3	6226	N	N	12963 SE 305TH PL
011	258250	0090	12/4/03	\$280,000	2780	0	7	2003	3	6447	N	N	12959 SE 305TH PL
011	258250	0070	8/25/03	\$279,950	2780	0	7	2003	3	6219	N	N	12951 SE 305TH PL
011	258250	0120	6/13/03	\$278,950	2780	0	7	2003	3	6530	N	N	12971 SE 305TH PL
011	332680	0490	8/9/04	\$235,900	1080	850	8	1981	4	7200	N	N	32139 115TH AV SE
011	332702	0210	4/23/04	\$212,000	1160	330	8	1978	4	7500	N	N	11252 SE 322ND ST
011	332680	0250	9/19/03	\$214,200	1160	290	8	1985	3	7236	N	N	11516 SE 321ST PL
011	168250	0380	6/11/03	\$211,140	1200	340	8	1981	4	7208	N	N	11724 SE 322ND ST
011	168250	0140	11/17/04	\$235,000	1220	930	8	1980	3	7200	N	N	32219 118TH AV SE
011	168250	0030	11/17/03	\$239,000	1230	990	8	1981	4	7910	N	N	11609 SE 322ND ST
011	332680	0040	10/10/03	\$216,500	1230	940	8	1980	4	8120	N	N	11526 SE 320TH PL
011	168250	0270	11/10/03	\$200,950	1230	700	8	1981	3	7700	N	N	11836 SE 322ND PL
011	178727	0140	8/25/04	\$272,000	1280	650	8	2002	3	7160	N	N	31064 119TH AV SE
011	178727	0140	4/4/03	\$238,990	1280	650	8	2002	3	7160	N	N	31064 119TH AV SE
011	178727	0150	3/21/03	\$229,900	1280	650	8	2002	3	4081	N	N	31058 119TH AV SE
011	713795	0400	4/29/04	\$242,500	1310	630	8	1993	3	6510	N	N	12611 SE 307TH ST
011	332701	0380	4/8/04	\$236,500	1310	1000	8	1977	4	7500	N	N	11229 SE 325TH ST
011	279860	0110	9/25/03	\$246,000	1310	730	8	1998	3	11785	N	N	30432 101ST PL SE
011	332702	0170	6/28/04	\$231,907	1330	850	8	1978	4	7280	N	N	11232 SE 322ND ST
011	332702	0020	8/1/03	\$182,000	1330	0	8	1978	4	7210	N	N	11218 SE 321ST PL
011	178727	0060	8/5/03	\$225,000	1330	710	8	2002	3	5396	N	N	31033 119TH AV SE
011	381480	0110	1/13/04	\$229,888	1330	750	8	2003	3	5198	N	N	31062 117TH PL SE
011	381480	0230	2/12/04	\$275,000	1340	1340	8	2003	3	5133	N	N	11728 SE 310TH ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	381480	0240	4/23/04	\$271,950	1340	1340	8	2003	3	5191	N	N	11722 SE 310TH ST
011	381480	0220	3/17/04	\$269,950	1340	1340	8	2003	3	5234	N	N	11734 SE 310TH ST
011	332701	0230	2/2/04	\$222,000	1400	480	8	1977	3	8000	N	N	11251 SE 324TH ST
011	332701	0100	9/10/04	\$246,000	1420	1050	8	1977	4	7700	N	N	32501 112TH PL SE
011	332701	0020	7/8/04	\$194,950	1440	0	8	1976	4	7700	N	N	32603 112TH PL SE
011	332701	0290	9/29/03	\$193,000	1440	0	8	1977	3	7350	N	N	11242 SE 325TH ST
011	332680	0060	10/14/03	\$192,000	1440	0	8	1979	4	7200	N	N	11518 SE 320TH PL
011	172105	9206	9/3/04	\$250,000	1480	0	8	1968	3	16068	N	N	32524 110TH AV SE
011	713796	0410	3/1/04	\$256,500	1490	560	8	1994	3	7676	N	N	30602 128TH PL SE
011	320440	0120	7/21/03	\$226,700	1490	0	8	2002	3	4466	N	N	11663 SE 308TH PL
011	332702	0370	2/10/04	\$211,000	1500	550	8	1977	3	7200	N	N	11247 SE 323RD ST
011	332680	0270	7/9/03	\$225,000	1500	700	8	1980	3	7210	N	N	11508 SE 321ST PL
011	172105	9191	5/15/03	\$270,000	1510	750	8	1967	4	11325	N	N	11110 SE 327TH ST
011	332702	0360	3/26/03	\$205,000	1520	0	8	1977	3	7200	N	N	11251 SE 323RD ST
011	320440	0010	2/27/03	\$219,900	1520	0	8	2002	3	4240	N	N	11601 SE 308TH PL
011	332702	0150	10/7/03	\$180,000	1520	0	8	1978	4	7920	N	N	11220 SE 322ND ST
011	332680	0510	9/9/04	\$225,000	1530	0	8	1981	4	7350	N	N	11424 SE 322ND PL
011	092105	9076	3/11/04	\$277,000	1530	950	8	1960	4	40402	N	N	30711 124TH AV SE
011	332702	0100	8/18/03	\$211,675	1560	0	8	1978	4	7500	N	N	11237 SE 321ST PL
011	320440	0040	4/30/04	\$233,450	1570	0	8	2002	3	3109	N	N	11619 SW 308TH PL
011	381480	0050	10/7/03	\$227,000	1626	0	8	2002	3	5400	N	N	31011 117TH PL SE
011	168250	0220	10/23/03	\$206,000	1640	0	8	1979	3	8800	N	N	11845 SE 322ND PL
011	320440	0060	10/24/03	\$226,000	1658	0	8	2002	3	3590	N	N	11631 SE 308TH PL
011	320440	0240	9/11/03	\$229,500	1660	0	8	2002	3	3959	N	N	11670 SE 308TH PL
011	320440	0280	4/11/03	\$224,500	1660	0	8	2002	3	3113	N	N	11646 SE 308TH PL
011	320440	0300	2/11/03	\$224,500	1660	0	8	2002	3	3096	N	N	11634 SE 308TH PL
011	320440	0260	10/20/03	\$210,000	1660	0	8	2002	3	3114	N	N	11658 SE 308TH PL
011	327605	0120	5/10/04	\$365,000	1670	1400	8	1969	4	19948	N	N	32539 107TH AV SE
011	713797	0110	1/24/03	\$219,950	1670	0	8	1997	3	6415	N	N	12920 SE SE 308TH PL
011	320440	0270	5/16/03	\$229,900	1680	0	8	2002	3	3327	N	N	11652 SE 308TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
011	320440	0250	7/11/03	\$227,900	1680	0	8	2002	3	3379	N	N	11664 SE 308TH PL	
011	320440	0290	3/13/03	\$227,900	1680	0	8	2002	3	3327	N	N	11640 SE 308TH PL	
011	144611	0090	8/14/03	\$264,950	1690	1110	8	2003	3	6911	N	N	11237 SE 309TH ST	
011	570920	0070	9/27/04	\$233,000	1700	0	8	1973	3	20625	N	N	11400 SE 326TH PL	
011	299100	0140	5/7/03	\$222,000	1700	0	8	1998	3	5812	N	N	13016 SE 305TH CT	
011	333940	0358	1/19/04	\$325,000	1710	1510	8	1965	4	93640	N	N	30425 107TH AV SE	
011	320440	0100	7/11/03	\$229,900	1770	0	8	2002	3	3822	N	N	11649 SE 308TH PL	
011	320440	0130	4/15/03	\$228,000	1770	0	8	2002	3	5546	N	N	11679 SE 308TH PL	
011	333940	0270	12/16/04	\$318,000	1790	0	8	1976	4	34442	N	N	30416 108TH AV SE	
011	713797	0020	6/3/04	\$265,000	1800	0	8	1997	3	6721	N	N	12819 SE 307TH PL	
011	713797	0170	6/9/04	\$235,900	1800	0	8	1997	3	6738	N	N	12921 SE 308TH PL	
011	299100	0110	5/22/03	\$226,500	1800	0	8	1998	3	5880	N	N	13009 SE 305TH CT	
011	279860	0100	7/29/03	\$237,000	1800	0	8	2001	3	11785	N	N	30438 101ST PL SE	
011	381480	0150	6/24/03	\$265,000	1800	1030	8	2003	3	5587	N	N	31038 117TH PL SE	
011	381480	0120	8/13/03	\$260,990	1800	1030	8	2003	3	5342	N	N	31056 117TH PL SE	
011	381480	0170	7/24/03	\$254,990	1800	1030	8	2003	3	5144	N	N	31026 117TH PL SE	
011	299100	0280	6/17/04	\$257,000	1820	0	8	1997	3	8700	N	N	13066 SE 305TH PL	
011	092105	9192	2/26/04	\$325,000	1830	1820	8	1980	4	35200	N	N	31225 117TH PL SE	
011	381480	0200	11/6/03	\$261,950	1840	690	8	2003	3	5226	N	N	31008 117TH PL SE	
011	381480	0310	1/8/04	\$267,000	1840	690	8	2003	3	22750	N	N	30902 116TH AV SE	
011	381480	0080	11/21/03	\$259,950	1840	690	8	2003	3	5294	N	N	31061 117TH PL SE	
011	299100	0090	10/12/04	\$244,950	1850	0	8	1996	3	7365	N	N	12946 SE 306TH CT	
011	947690	0160	8/12/03	\$214,155	1850	0	8	1993	3	7012	N	N	31619 117TH AV SE	
011	713795	0270	1/12/04	\$215,950	1850	0	8	1992	3	7060	N	N	12678 SE 307TH ST	
011	713796	0070	12/8/04	\$273,900	1860	0	8	1994	3	6618	N	N	30519 128TH PL SE	
011	713796	0450	6/23/04	\$269,000	1860	0	8	1994	3	7017	N	N	30414 128TH PL SE	
011	809700	0300	8/9/04	\$248,000	1860	0	8	1993	3	6424	N	N	31410 117TH PL SE	
011	713796	0340	6/14/04	\$265,900	1880	0	8	1996	3	6825	N	N	30610 128TH PL SE	
011	334100	0065	9/5/03	\$342,000	1890	0	8	1996	3	111160	N	N	10528 SE 323RD ST	
011	947690	0080	7/22/04	\$264,000	1900	0	8	1992	3	8175	N	N	31638 117TH AV SE	

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	320440	0080	2/14/03	\$236,000	1907	0	8	2002	3	5362	N	N	11639 SE 308TH PL
011	332702	0250	7/11/03	\$221,500	1910	0	8	1978	3	9100	N	N	11245 SE 322ND ST
011	332701	0210	8/8/03	\$225,000	1940	0	8	1977	3	8500	N	N	11254 SE 324TH ST
011	332701	0110	4/5/04	\$229,500	1940	0	8	1977	3	8550	N	N	32405 112TH PL SE
011	381480	0210	7/2/03	\$239,950	1940	0	8	2003	3	5740	N	N	31002 117TH PL SE
011	144611	0120	1/21/04	\$289,950	1950	0	8	2003	3	7358	N	N	11209 SE 309TH ST
011	144611	0120	6/10/04	\$280,000	1950	0	8	2003	3	7358	N	N	11209 SE 309TH ST
011	381480	0070	1/29/04	\$229,950	1970	0	8	2003	3	5314	N	N	31025 117TH PL SE
011	132197	0190	10/28/04	\$259,950	1980	0	8	2000	3	4561	N	N	31538 114TH AV SE
011	327605	0290	8/19/03	\$312,000	1990	1140	8	1978	4	12000	N	N	32406 107TH AV SE
011	809700	0290	11/30/04	\$262,000	2010	0	8	1992	3	7702	N	N	31402 117TH PL SE
011	713797	0190	5/18/03	\$249,000	2020	0	8	1996	3	6681	N	N	12933 SE 308TH PL
011	132197	0060	10/17/03	\$240,000	2030	0	8	2001	3	4408	N	N	31590 115TH AV SE
011	144611	0060	9/22/03	\$252,000	2030	0	8	2001	3	8597	N	N	11238 SE 309TH ST
011	320440	0090	5/30/03	\$239,500	2039	0	8	2002	3	3822	N	N	11643 SW 308TH PL
011	320440	0160	12/9/04	\$285,000	2040	0	8	2001	3	6724	N	N	11691 SE 308TH PL
011	132197	0140	5/25/04	\$240,000	2040	0	8	2000	3	4087	N	N	31585 115TH AV SE
011	320440	0140	8/16/04	\$275,000	2040	0	8	2001	3	7267	N	N	11683 SE 308TH PL
011	132197	0280	11/25/03	\$224,000	2040	0	8	2001	3	4051	N	N	31635 115TH AV SE
011	332701	0470	10/22/04	\$250,000	2050	0	8	1976	3	6800	N	N	32610 112TH PL SE
011	809700	0120	11/10/04	\$285,000	2050	0	8	1991	3	7450	N	N	31520 118TH CT SE
011	332701	0400	2/13/04	\$215,000	2050	0	8	1976	3	7200	N	N	32526 112TH PL SE
011	713796	0220	4/26/03	\$245,000	2060	0	8	1995	3	7002	N	N	12827 SE 306TH PL
011	713797	0030	4/23/04	\$269,500	2080	0	8	1996	3	6721	N	N	12825 SE 307TH PL
011	320440	0110	8/15/03	\$254,900	2080	0	8	2002	3	3902	N	N	11655 SE 308TH PL
011	320440	0070	5/21/03	\$254,500	2080	0	8	2002	3	7399	N	N	11635 SE 308TH PL
011	144611	0050	9/23/03	\$260,000	2110	0	8	2001	3	7853	N	N	11234 SE 309TH ST
011	144611	0030	4/10/03	\$265,000	2120	0	8	2001	3	9118	N	N	11220 SE 309TH ST
011	713797	0040	7/20/04	\$289,000	2150	0	8	1995	3	6721	N	N	12833 SE 307TH PL
011	165731	0090	2/11/04	\$280,000	2150	0	8	1992	3	7800	N	N	10321 SE 304TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	947690	0010	9/17/04	\$257,000	2160	0	8	1994	3	7172	N	N	31602 117TH AV SE
011	947690	0180	8/27/03	\$245,000	2170	0	8	1994	3	6061	N	N	31615 117TH AV SE
011	334100	0009	10/13/04	\$309,000	2200	500	8	1974	4	19285	N	N	32015 108TH AV SE
011	381480	0090	8/20/03	\$239,950	2200	0	8	2003	3	5728	N	N	31065 117TH PL SE
011	381480	0100	11/19/03	\$239,950	2200	0	8	2003	3	6427	N	N	31066 117TH PL SE
011	713796	0160	6/19/03	\$264,950	2220	0	8	1994	3	9139	N	N	30651 128TH PL SE
011	947690	0100	11/24/04	\$284,000	2230	0	8	1992	3	8272	N	N	31633 117TH AV SE
011	713797	0050	4/23/04	\$284,950	2230	0	8	1996	3	6721	N	N	12839 SE 307TH PL
011	279860	0020	6/16/04	\$273,000	2240	0	8	1998	3	7287	N	N	30419 101ST AV SE
011	092105	9158	7/13/04	\$510,000	2250	0	8	1974	4	101930	N	N	30605 132ND AV SE
011	713795	0540	8/23/04	\$275,000	2250	0	8	1994	3	8664	N	N	12699 SE 307TH ST
011	092105	9158	3/14/03	\$312,000	2250	0	8	1974	4	101930	N	N	30605 132ND AV SE
011	809700	0160	5/13/04	\$268,500	2260	0	8	1993	3	7217	N	N	31446 118TH PL SE
011	809700	0050	9/3/03	\$269,500	2260	0	8	1990	3	10923	N	N	31513 118TH CT SE
011	713797	0180	6/14/04	\$284,990	2270	0	8	1996	3	6760	N	N	12927 SE 308TH PL
011	713797	0320	7/20/04	\$280,000	2270	0	8	1996	3	7785	N	N	12947 SE 309TH PL
011	713797	0100	3/13/03	\$245,000	2270	0	8	1995	3	6500	N	N	12926 SE 308TH PL
011	092105	9217	8/26/04	\$349,000	2330	0	8	1990	4	19129	N	N	13106 SE 312TH ST
011	299100	0300	11/16/04	\$300,000	2340	0	8	1997	3	6236	N	N	13056 SE 305TH PL
011	132197	0250	7/15/04	\$259,000	2340	0	8	2001	3	4169	N	N	31627 115TH AV SE
011	279860	0170	5/13/04	\$307,500	2340	0	8	1998	3	7700	N	N	10114 SE 304TH PL
011	713795	0670	6/24/04	\$286,000	2340	0	8	1993	3	6584	N	N	12721 SE 306TH ST
011	132197	0130	4/5/04	\$239,999	2340	0	8	2000	3	5093	N	N	31577 115TH AV SE
011	381480	0290	4/21/04	\$262,000	2350	0	8	2003	3	8600	N	N	30914 116TH AV SE
011	092105	9220	4/23/04	\$275,000	2380	0	8	1991	3	8051	N	N	31526 117TH PL SE
011	713795	0120	10/4/04	\$280,000	2380	0	8	1992	3	7653	N	N	12670 SE 306TH CT
011	809700	0380	5/11/04	\$282,000	2420	0	8	1990	3	7423	N	N	31503 117TH PL SE
011	809700	0230	8/8/03	\$261,900	2420	0	8	1990	3	10101	N	N	31438 117TH PL SE
011	713795	0520	9/29/03	\$257,000	2420	0	8	1994	3	6160	N	N	12687 SE 307TH ST
011	279860	0220	9/9/03	\$285,000	2430	0	8	1998	3	7700	N	N	10012 SE 304TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	713795	0030	11/25/03	\$271,500	2440	0	8	1994	3	7051	N	N	30433 127TH PL SE
011	713797	0330	4/5/04	\$290,000	2450	0	8	1995	3	7531	N	N	12846 SE 307TH PL
011	279860	0150	8/12/03	\$300,000	2450	0	8	1998	3	7980	N	N	10126 SE 304TH PL
011	713795	0640	3/27/03	\$262,500	2490	0	8	1993	3	7500	N	N	30618 127TH PL SE
011	299100	0170	10/22/04	\$285,000	2520	0	8	1996	3	6885	N	N	13004 SE 305TH CT
011	809700	0330	9/26/04	\$293,999	2540	0	8	1991	3	8604	N	N	31431 117TH PL SE
011	132197	0320	9/24/04	\$298,000	2550	0	8	2001	3	5212	N	N	31620 115TH AV SE
011	132197	0170	7/21/04	\$285,000	2550	0	8	2000	3	6247	N	N	31579 115TH AV SE
011	133070	0100	1/10/03	\$262,500	2660	0	8	1991	3	8900	N	N	11315 SE 313TH PL
011	186456	0130	4/3/03	\$315,000	2729	1182	8	1996	3	7191	N	N	31920 116TH AV SE
011	178727	0071	5/2/03	\$273,000	2800	0	8	2003	3	7094	N	N	31037 119TH AV SE
011	178727	0070	5/23/03	\$269,900	2800	0	8	2003	3	10781	N	N	31041 119TH AV SE
011	178727	0170	2/11/03	\$259,990	2800	0	8	2002	3	6666	N	N	31046 119TH AV SE
011	178727	0030	4/2/03	\$258,000	2800	0	8	2002	3	5350	N	N	31015 119TH AV SE
011	178727	0190	2/2/03	\$253,000	2800	0	8	2002	3	5285	N	N	31016 119TH AV SE
011	178727	0100	4/15/03	\$250,000	2800	0	8	2002	3	5708	N	N	31084 119TH AV SE
011	381480	0280	4/15/03	\$270,990	2810	0	8	2003	3	10951	N	N	30918 116TH AV SE
011	381480	0300	1/24/03	\$267,366	2810	0	8	2003	3	11897	N	N	30906 116TH AV SE
011	381480	0160	9/5/03	\$265,000	2810	0	8	2003	3	7026	N	N	31032 117TH PL SE
011	381480	0180	3/25/03	\$265,000	2810	0	8	2003	3	5265	N	N	31020 117TH PL SE
011	660078	0040	11/18/04	\$331,000	2820	0	8	1997	3	6611	N	N	11243 SE 306TH PL
011	381480	0140	3/12/03	\$271,990	2910	0	8	2003	3	5151	N	N	31044 117TH PL SE
011	381480	0190	6/17/03	\$264,990	2910	0	8	2003	3	5245	N	N	31014 117TH PL SE
011	327605	0100	9/20/04	\$359,950	2090	1510	9	1972	4	18245	N	N	32525 107TH AV SE
011	327608	0110	12/15/04	\$550,000	2180	1110	9	1990	4	16511	N	N	32712 111TH PL SE
011	186456	0060	5/21/04	\$296,500	2440	0	9	2004	3	5028	N	N	11642 SE 319TH CT
011	387659	0540	7/9/04	\$333,000	2460	0	9	2004	3	5970	N	N	12206 SE 307TH PL
011	387659	0160	8/20/04	\$321,000	2510	0	9	2004	3	7559	N	N	12158 SE 307TH PL
011	387659	0430	12/14/04	\$341,000	2510	0	9	2004	3	6286	N	N	12251 SE 306TH CT
011	387659	0560	9/22/04	\$345,500	2510	0	9	2004	3	7102	N	N	12218 SE 307TH PL

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	186456	0090	9/17/04	\$332,950	2558	0	9	2003	3	4884	N	N	11633 SE 319TH CT
011	186456	0040	6/22/04	\$322,000	2558	0	9	2003	3	4970	N	N	11634 SE 319TH CT
011	186456	0090	12/12/03	\$310,000	2558	0	9	2003	3	4884	N	N	11633 SE 319TH CT
011	387659	0420	10/22/04	\$353,000	2560	0	9	2004	3	5606	N	N	12255 SE 306TH CT
011	332790	0270	12/4/03	\$322,500	2620	0	9	2003	3	67082	N	N	11111 SE 320TH PL
011	186456	0030	8/20/03	\$317,000	2622	0	9	2003	3	6027	N	N	11628 SW 319TH CT
011	186456	0020	8/16/03	\$310,000	2630	0	9	2003	3	6102	N	N	11622 SE 319TH CT
011	387659	0470	12/16/04	\$345,000	2630	0	9	2004	3	7442	N	N	12229 SE 306TH CT
011	172105	9286	5/27/04	\$327,500	2640	0	9	2004	3	8055	N	N	32010 111TH CT SE
011	172105	9282	11/16/04	\$322,500	2640	0	9	2004	3	15465	N	N	32007 110TH PL SE
011	387659	0270	11/11/04	\$345,000	2710	0	9	2004	3	8117	N	N	30434 122ND AV SE
011	387659	0550	10/26/04	\$354,500	2710	0	9	2004	3	5000	N	N	12212 SE 307TH PL
011	186456	0070	11/14/03	\$320,000	2717	0	9	2003	3	5875	N	N	11641 SE 319TH CT
011	172105	9285	7/9/04	\$335,500	2720	0	9	2003	3	8039	N	N	32006 111TH CT SE
011	172105	9284	7/27/04	\$352,500	2720	0	9	2004	3	25614	N	N	32013 110th CT SE
011	327605	0280	7/2/03	\$268,000	2730	0	9	1977	4	10401	N	N	32500 107TH AV SE
011	186456	0100	10/1/03	\$320,000	2738	0	9	2003	3	5765	N	N	11627 SE 319TH CT
011	387659	0530	11/18/04	\$329,000	2750	0	9	2004	3	10370	N	N	30636 122ND AV SE
011	387659	0040	9/28/04	\$344,000	2750	0	9	2004	3	6605	N	N	12331 SE 307TH PL
011	387659	0320	9/16/04	\$333,000	2750	0	9	2004	3	6988	N	N	30532 122ND AV SE
011	387659	0440	8/17/04	\$339,950	2810	0	9	1989	3	12265	N	N	12247 SE 306TH CT
011	172105	9283	11/23/04	\$345,500	2830	0	9	2004	3	12042	N	N	32008 110TH PL SE
011	732860	0130	11/23/04	\$385,000	2940	0	9	2004	3	10621	N	N	30473 304TH CT SE
011	387659	0170	8/9/04	\$346,000	3010	0	9	2004	3	7970	N	N	12164 SE 307TH PL
011	387659	0510	11/20/04	\$380,000	3010	0	9	2004	3	6937	N	N	12205 SE 306TH CT
011	387659	0290	11/12/04	\$375,128	3010	0	9	2004	3	8862	N	N	30533 122ND AV SE
011	387659	0280	10/19/04	\$349,000	3010	0	9	2004	3	7321	N	N	30529 122ND AV SE
011	387659	0010	11/19/04	\$359,500	3010	0	9	2004	3	5793	N	N	12349 SE 307TH PL
011	387659	0050	12/9/04	\$359,500	3010	0	9	2004	3	5798	N	N	12219 SE 307TH PL
011	192320	0080	8/18/04	\$361,950	3011	0	9	2004	3	6346	N	N	31603 114TH AV SE

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
011	192320	0090	8/3/04	\$357,000	3011	0	9	2004	3	6120	N	N	31603 114TH AV SE
011	186456	0010	12/15/03	\$323,500	3029	0	9	2003	3	5568	N	N	11616 SW 319TH CT
011	186456	0120	5/16/03	\$334,000	3029	0	9	2003	3	6199	N	N	11615 SE 319TH CT
011	172105	9287	12/17/03	\$334,500	3030	0	9	2003	3	9437	N	N	32014 111TH CT SE
011	172105	9099	4/15/04	\$349,500	3030	0	9	2004	3	26466	N	N	32014 110TH PL SE
011	186456	0080	7/28/04	\$332,000	3030	0	9	2003	3	6860	N	N	11637 SE 319TH CT
011	186456	0110	5/21/04	\$325,000	3070	0	9	2003	3	5897	N	N	11621 SE 319TH CT
011	192320	0060	6/22/04	\$366,000	3080	0	9	2004	3	8400	N	N	11305 316TH PL SE
011	186456	0050	4/23/04	\$320,000	3080	0	9	2004	3	6909	N	N	11638 SE 319TH CT
011	192320	0050	10/8/04	\$374,950	3080	0	9	2004	3	8400	N	N	11231 316TH PL SE
011	192320	0070	12/15/04	\$379,950	3080	0	9	2004	3	8400	N	N	11313 316TH PL SE
011	387659	0150	10/22/04	\$368,307	3140	0	9	2004	3	9091	N	N	12141 SE 307TH PL

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	032105	9066	1/23/04	\$305,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	052105	9022	11/7/03	\$300,000	BUILDER OR DEVELOPER SALES
010	052105	9041	12/6/04	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
010	052105	9096	11/17/03	\$396,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	052105	9107	8/25/03	\$319,966	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	052105	9156	8/28/03	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	080780	0080	7/19/04	\$152,000	FORCED SALE;
010	080800	0080	2/20/03	\$130,000	NON-REPRESENTATIVE SALE
010	125220	0060	7/1/03	\$195,000	NON-REPRESENTATIVE SALE
010	140290	0480	7/16/03	\$280,000	RELOCATION - SALE TO SERVICE
010	140295	0020	4/5/04	\$205,264	RELATED PARTY, FRIEND, OR NEIGHBOR;
010	152280	0050	6/9/03	\$121,696	EXEMPT FROM EXCISE TAX
010	165730	0220	7/1/03	\$113,754	RELATED PARTY, FRIEND, OR NEIGHBOR
010	184140	0170	7/12/04	\$265,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	184150	0020	1/31/03	\$227,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	200530	0065	2/26/03	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	200540	0060	9/22/03	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	200540	0140	3/26/04	\$129,100	BANKRUPTCY - RECEIVER OR TRUSTEE;
010	200540	0320	4/21/04	\$28,772	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	200550	0040	3/14/03	\$126,897	FORCED SALE; EXEMPT FROM EXCISE TAX
010	200550	0100	6/28/04	\$169,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	200550	0220	8/25/03	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	200560	0280	5/18/04	\$154,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	200580	0070	5/28/04	\$120,000	QUIT CLAIM DEED;
010	200580	0300	5/26/04	\$105,000	NON-REPRESENTATIVE SALE
010	200590	0010	9/4/03	\$156,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	200590	0050	2/12/03	\$125,685	QUIT CLAIM DEED; STATEMENT TO DOR
010	211100	0130	1/30/03	\$216,202	NON-REPRESENTATIVE SALE
010	211100	0130	1/30/03	\$216,202	NON-REPRESENTATIVE SALE
010	211100	0190	7/3/03	\$250,000	RELOCATION - SALE TO SERVICE
010	211100	0390	5/20/04	\$329,900	RELOCATION - SALE TO SERVICE
010	211100	0620	3/7/03	\$270,000	NON-REPRESENTATIVE SALE
010	211100	0950	11/5/03	\$157,927	QUIT CLAIM DEED
010	211101	0960	2/2/04	\$235,000	RELOCATION - SALE TO SERVICE
010	221260	0250	7/28/04	\$170,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
010	222180	0100	8/4/03	\$201,000	EXEMPT FROM EXCISE TAX
010	222180	0380	9/15/03	\$255,000	RELOCATION - SALE TO SERVICE
010	237930	0050	4/4/03	\$255,000	RELOCATION - SALE TO SERVICE
010	237930	0100	1/15/04	\$253,700	BANKRUPTCY - RECEIVER OR TRUSTEE
010	262140	0020	12/16/03	\$247,900	RELOCATION - SALE TO SERVICE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	262140	0080	6/23/04	\$69,000	QUIT CLAIM DEED;
010	282205	9220	6/4/03	\$187,500	NON-REPRESENTATIVE SALE
010	320450	0340	1/16/03	\$129,700	QUIT CLAIM DEED
010	322205	9022	2/2/04	\$292,000	QUIT CLAIM DEED Obsol
010	332205	9049	7/25/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	342205	9041	4/23/04	\$380,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	342205	9048	4/11/03	\$146,200	EXEMPT FROM EXCISE TAX
010	342205	9048	10/10/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	342205	9063	8/28/03	\$200,091	QUIT CLAIM DEED; STATEMENT TO DOR
010	352205	9039	6/23/04	\$548,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352205	9136	1/21/04	\$293,000	NON-REPRESENTATIVE SALE
010	352205	9158	7/18/03	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	354600	0100	3/25/04	\$218,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
010	377500	0020	6/10/03	\$77,070	CORPORATE AFFILIATES
010	383060	0130	10/27/03	\$91,411	QUIT CLAIM DEED;
010	383061	0010	1/8/03	\$189,000	RELOCATION - SALE BY SERVICE
010	383061	0370	5/4/04	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	383062	0330	2/20/03	\$184,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	383062	0350	9/22/03	\$215,200	RELOCATION - SALE TO SERVICE
010	383063	0540	9/25/03	\$110,297	QUIT CLAIM DEED;
010	387676	0300	12/24/03	\$213,000	RELOCATION - SALE TO SERVICE
010	500360	0060	4/16/04	\$257,500	BANKRUPTCY - RECEIVER OR TRUSTEE
010	500360	0210	6/23/04	\$158,133	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	546620	0140	1/23/03	\$182,400	RELATED PARTY, FRIEND, OR NEIGHBOR
010	546640	0170	3/4/04	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	546640	0480	2/26/03	\$175,000	NON-REPRESENTATIVE SALE
010	546642	0150	3/26/04	\$222,000	RELOCATION - SALE BY SERVICE
010	546642	0150	3/26/04	\$222,000	RELOCATION - SALE TO SERVICE
010	546642	0430	4/16/04	\$225,000	RELOCATION - SALE TO SERVICE
010	600450	0090	10/16/03	\$264,950	RELOCATION - SALE TO SERVICE
010	600450	0140	5/8/03	\$242,000	RELOCATION - SALE TO SERVICE
010	600451	0170	4/26/03	\$275,900	RELOCATION - SALE TO SERVICE
010	600451	0260	8/25/03	\$300,000	RELOCATION - SALE TO SERVICE
010	600453	0200	7/2/03	\$282,000	RELOCATION - SALE TO SERVICE
010	600453	0320	8/25/04	\$307,000	RELOCATION - SALE TO SERVICE
010	660035	0180	12/1/03	\$259,950	RELOCATION - SALE TO SERVICE
010	664850	0040	2/13/03	\$197,900	BANKRUPTCY - RECEIVER OR TRUSTEE
010	664850	0410	7/16/03	\$125,000	QUIT CLAIM DEED
010	664850	0510	11/19/04	\$92,976	QUIT CLAIM DEED
010	679220	0282	8/20/04	\$218,000	NON-REPRESENTATIVE SALE
010	730040	0090	2/10/03	\$281,000	RELOCATION - SALE BY SERVICE
010	730040	0090	1/27/03	\$293,500	RELOCATION - SALE TO SERVICE
010	730040	0420	7/6/03	\$268,000	NON-REPRESENTATIVE SALE
010	730040	0510	3/29/04	\$267,000	NON-REPRESENTATIVE SALE

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
010	730040	0850	6/2/04	\$325,000	RELOCATION - SALE TO SERVICE
010	730040	0900	5/5/04	\$246,750	BANKRUPTCY - RECEIVER OR TRUSTEE
010	730041	0070	4/30/04	\$284,000	RELOCATION - SALE TO SERVICE
010	730041	0220	12/11/03	\$256,500	QUIT CLAIM DEED
010	730041	0450	5/6/03	\$270,000	RELOCATION - SALE BY SERVICE
010	730041	0450	3/13/03	\$293,500	RELOCATION - SALE TO SERVICE
010	788580	0160	7/8/04	\$67,805	QUIT CLAIM DEED;
010	788580	0340	9/8/03	\$270,000	NON-REPRESENTATIVE SALE
010	809141	0920	10/14/03	\$49,928	QUIT CLAIM DEED;
010	870010	0220	6/11/04	\$235,000	RELOCATION - SALE TO SERVICE
010	870012	0430	5/19/03	\$229,950	RELOCATION - SALE TO SERVICE
010	883040	0109	9/26/03	\$260,000	NON-REPRESENTATIVE SALE
010	894670	0180	7/15/04	\$247,253	NON-REPRESENTATIVE SALE
011	025505	0080	1/8/03	\$92,220	QUIT CLAIM DEED
011	092105	9114	5/3/04	\$360,000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
011	092105	9115	5/3/04	\$440,000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
011	092105	9134	5/3/04	\$430,000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
011	092105	9136	5/3/04	\$435,000	PLOTTAGE; BUILDER OR DEVELOPER SALES;
011	092105	9154	2/11/04	\$600,000	EASEMENT OR RIGHT-OF-WAY; PLOTTAGE;
011	092105	9172	4/21/04	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	092105	9194	6/1/03	\$200,000	CONTRACT OR CASH SALE
011	102105	9032	7/2/04	\$300,000	NO MARKET EXPOSURE; PLOTTAGE
011	132197	0050	7/30/04	\$4,315	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
011	132197	0060	10/16/03	\$240,000	RELOCATION - SALE TO SERVICE
011	132197	0170	7/21/04	\$285,000	RELOCATION - SALE TO SERVICE
011	132197	0190	1/2/03	\$219,000	NON-REPRESENTATIVE SALE
011	144611	0110	9/15/03	\$164,000	QUIT CLAIM DEED
011	165731	0130	4/5/04	\$151,550	QUIT CLAIM DEED
011	168200	0010	3/20/03	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	168250	0340	6/5/03	\$187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	168250	0370	3/19/03	\$216,634	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	168350	0040	1/21/04	\$159,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	168350	0060	2/8/03	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	168350	0130	9/9/04	\$195,000	RELOCATION - SALE TO SERVICE
011	168360	0130	1/23/03	\$81,794	QUIT CLAIM DEED;
011	168520	0020	9/24/04	\$176,000	NON-REPRESENTATIVE SALE
011	178727	0120	3/1/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	279860	0040	12/11/03	\$206,300	QUIT CLAIM DEED;
011	288795	0020	12/9/04	\$104,500	QUIT CLAIM DEED;
011	288795	0150	6/8/04	\$251,600	NON-REPRESENTATIVE SALE
011	299100	0090	8/11/03	\$89,418	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
011	299100	0290	7/29/03	\$53,429	QUIT CLAIM DEED
011	332680	0310	12/27/04	\$188,108	NON-REPRESENTATIVE SALE
011	332680	0350	12/8/04	\$76,875	QUIT CLAIM DEED

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 62**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
011	332700	0130	8/26/03	\$157,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	332701	0410	1/8/03	\$205,400	BANKRUPTCY - RECEIVER OR TRUSTEE
011	333940	0048	6/12/03	\$312,482	QUIT CLAIM DEED
011	333940	0152	6/2/04	\$200,000	NON-REPRESENTATIVE SALE
011	333940	0249	11/17/04	\$365,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	333940	0510	7/29/03	\$120,000	TEAR DOWN
011	333940	0516	11/28/03	\$331,000	RELOCATION - SALE TO SERVICE
011	333940	0790	10/8/03	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	334100	0087	5/13/03	\$102,000	TEAR DOWN
011	423940	0280	1/10/03	\$137,140	BANKRUPTCY - RECEIVER OR TRUSTEE;
011	423940	0330	6/10/03	\$98,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	423940	0800	9/15/03	\$105,000	RELOCATION - SALE TO SERVICE
011	423940	0990	12/9/04	\$129,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	423940	1150	9/30/03	\$100,000	CONTRACT OR CASH SALE
011	423941	0040	8/29/03	\$115,000	CONTRACT OR CASH SALE
011	423941	0080	5/1/03	\$115,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	423941	0080	1/31/03	\$104,075	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	423941	0210	11/1/04	\$155,000	CONTRACT OR CASH SALE
011	423941	0210	9/30/03	\$100,000	CONTRACT OR CASH SALE
011	423941	0310	5/14/04	\$134,000	NON-REPRESENTATIVE SALE
011	423943	0020	2/19/04	\$195,500	NON-REPRESENTATIVE SALE
011	713790	0520	6/8/04	\$52,415	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
011	713790	0710	11/4/04	\$82,285	QUIT CLAIM DEED;
011	713790	0770	11/3/03	\$176,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	713791	0210	6/30/04	\$180,000	NON-REPRESENTATIVE SALE
011	713796	0410	3/1/04	\$245,000	RELOCATION - SALE TO SERVICE
011	745740	0010	12/30/03	\$236,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	745740	0130	5/8/03	\$240,500	RELOCATION - SALE TO SERVICE
011	920690	0070	10/4/04	\$246,500	BANKRUPTCY - RECEIVER OR TRUSTEE

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 99.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2004 and 2005 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +7.1%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 62 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.998.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Grase 6 and Below	63	0.923	1.020	10.5%	1.002	1.038
7	627	0.969	0.995	2.7%	0.989	1.001
8	502	0.945	1.002	6.1%	0.996	1.008
Grade 9 and Above	111	0.948	0.991	4.6%	0.982	1.000
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1960	20	0.914	1.031	12.8%	0.990	1.072
1961-1970	99	0.907	1.030	13.6%	1.014	1.045
1971-1980	87	0.917	1.014	10.6%	0.996	1.032
1981-1990	159	0.926	0.982	6.0%	0.970	0.994
1991-2000	305	0.950	0.987	4.0%	0.980	0.995
2001-2005	633	0.975	1.000	2.6%	0.995	1.005
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	1183	0.960	0.996	3.8%	0.992	1.000
Good	115	0.904	1.023	13.1%	1.008	1.037
Very Good	5	0.870	0.981	12.9%	0.878	1.085
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	359	0.935	1.002	7.1%	0.993	1.010
1.5	15	0.924	1.020	10.3%	0.974	1.065
2	929	0.962	0.997	3.6%	0.992	1.001
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-1200	122	0.920	1.012	10.0%	0.998	1.027
1201-1500	180	0.931	0.987	6.0%	0.976	0.998
1501-2000	336	0.957	1.000	4.4%	0.993	1.007
2001-2500	320	0.958	1.006	5.0%	0.998	1.013
2501-3000	204	0.972	1.002	3.2%	0.992	1.012
3001-7500	141	0.963	0.979	1.7%	0.969	0.989

## ***Area 62 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2004 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2004 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is 0.998.

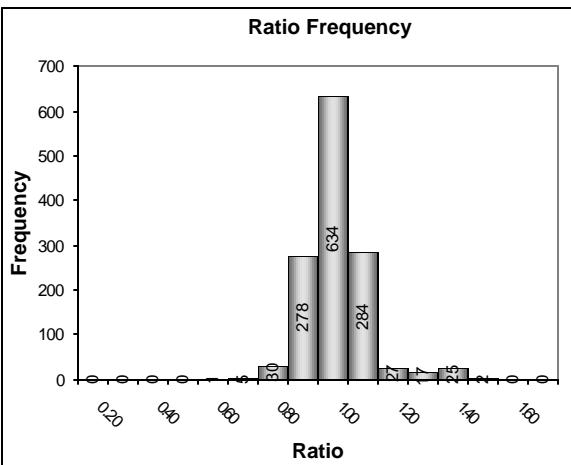
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1288	0.955	0.998	4.5%	0.994	1.002
Y	15	0.953	1.021	7.2%	0.982	1.059
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	734	0.924	0.982	6.2%	0.976	0.987
Y	5	0.853	0.986	15.6%	0.921	1.051
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
11	341	0.935	1.006	7.7%	0.999	1.014
10	962	0.962	0.995	3.5%	0.991	1.000
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<8000	1018	0.965	0.999	3.5%	0.994	1.003
08001-12000	178	0.934	0.992	6.1%	0.982	1.002
12001-20000	39	0.921	1.013	10.0%	0.987	1.040
20001-43569	32	0.909	1.013	11.5%	0.981	1.046
1AC-3AC	31	0.909	0.980	7.8%	0.940	1.019
3.01AC-10AC	5	0.839	1.005	19.8%	0.928	1.083

## 2004 Improved Parcel Ratio Analysis

<b>District/Team:</b> SW / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 05/25/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> 62 - Lea Hill	<b>Appr ID:</b> TGUN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size ( <i>n</i> ) 1303 Mean Assessed Value 242,100 Mean Sales Price 253,500 Standard Deviation AV 49,926 Standard Deviation SP 54,381			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.961 Median Ratio 0.955 Weighted Mean Ratio 0.955			
<b>UNIFORMITY</b>			
Lowest ratio 0.583 Highest ratio: 1.428 Coefficient of Dispersion 7.38% Standard Deviation 0.102 Coefficient of Variation 10.63% Price Related Differential (PRD) 1.006			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.949 Upper limit 0.960 <b>95% Confidence: Mean</b> Lower limit 0.955 Upper limit 0.966			
<b>SAMPLE SIZE EVALUATION</b>			
<i>N</i> (population size) 5981 <i>B</i> (acceptable error - in decimal) 0.05 <i>S</i> (estimated from this sample) 0.102 <b>Recommended minimum:</b> 17 Actual sample size: 1303 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 694 # ratios above mean: 609 <i>Z</i> : 2.355 <b>Conclusion:</b> <i>Non-normal</i>			

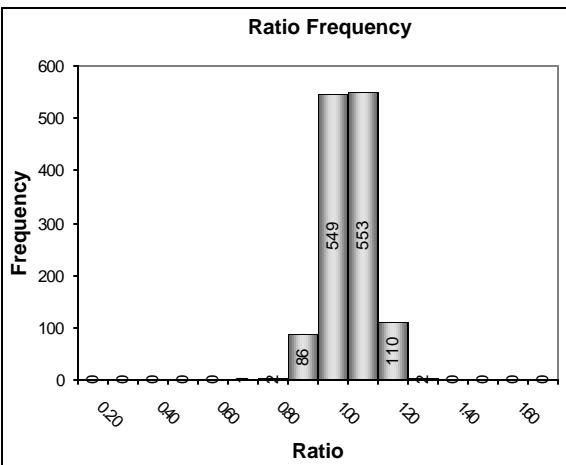


**COMMENTS:**

1 to 3 Unit Residences throughout area 62

## 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> SW / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 05/25/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> 62 - Lea Hill	<b>Appr ID:</b> TGUN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 1303 Mean Assessed Value 253,000 Mean Sales Price 253,500 Standard Deviation AV 50,954 Standard Deviation SP 54,381			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 1.003 Median Ratio 1.002 Weighted Mean Ratio 0.998			
<b>UNIFORMITY</b>			
Lowest ratio 0.667 Highest ratio: 1.207 Coefficient of Dispersion 5.54% Standard Deviation 0.070 Coefficient of Variation 7.00% Price Related Differential (PRD) 1.005			
<b>RELIABILITY</b>			
95% Confidence: Median Lower limit 0.998 Upper limit 1.008 95% Confidence: Mean Lower limit 1.000 Upper limit 1.007			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 5981 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.070 Recommended minimum: 8 Actual sample size: 1303 Conclusion: OK			
<b>NORMALITY</b>			
Binomial Test # ratios below mean: 653 # ratios above mean: 650 Z: 0.083 Conclusion: Normal* *i.e. no evidence of non-normality			



**COMMENTS:**

1 to 3 Unit Residences throughout area 62

Both assessment level and uniformity have been improved by application of the recommended values.

## **Mobile Home Analysis**

### ***Scope of Mobile Home Data***

There are 80 parcels in Area 62 that are improved with a mobile home and 8 sales used in the valuation. Sales used were from 1/1/2003 to 12/31/2004. A list of sales used and summary assessed value to sales ratio data is included in this report.

### ***Model Development, Description and Conclusions***

A market adjusted cost approach was used to appraise mobile homes. Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the market-adjusted cost approach results in an improvement of the assessment level for mobile homes of 76.3% to 101% and improvement in the coefficient of variation of 16.61% to 12.98%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.*

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of 22.4%. This increase is due to upward market changes over time and the previous assessment level.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

### ***Mobile Home Model***

Mobile home parcels will be valued using the replacement cost new of the mobile as determined by BOECKH, adjusted per the chart below, plus new land.

<b>Year Built</b>	<b>Size</b>	<b>Adjustment</b>
1980 and newer	>14' wide	RCN x 1.25
1980 and newer	=<14' wide	RCN x 1.15
1979 and older	>14' wide	RCN x 1.1
1979 and older	=<14' wide	RCN

***Mobile Home Sales Used In This Physical Inspection Analysis***  
**Area 62**

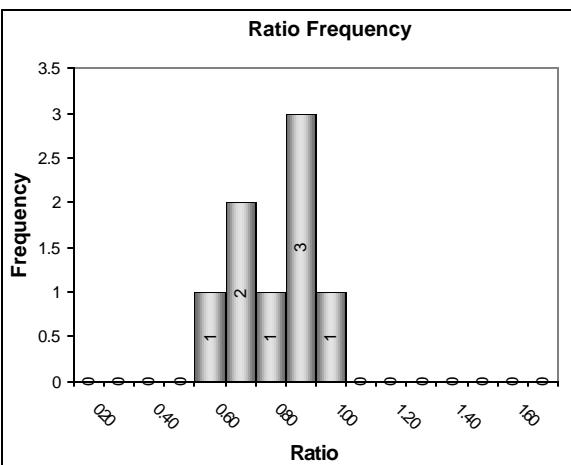
Sub Area	Major	Minor	Sale Date	Sale Price	SqFtLot	View	Water-front
11	092105	9225	05/06/2003	\$163,000	7800	N	N
10	221240	0070	06/27/2003	\$155,000	13300	N	N
10	200560	0180	07/25/2003	\$110,000	11340	N	N
11	172105	9233	09/08/2003	\$182,000	15246	N	N
11	082105	9027	09/16/2003	\$237,000	23522	N	N
10	352205	9051	07/07/2004	\$120,000	35250	N	N
10	188800	0040	08/05/2004	\$240,000	51895	N	N
11	333940	0252	12/14/2004	\$245,000	37613	Y	N

**Mobile Home Sales Removed From This Physical Inspection Analysis  
Area 62**

Sub Area	Major	Minor	Sale Date	Sale Price	Warnings
10	032105	9027	01/20/2003	\$196,849	EXEMPT FROM EXCISE TAX;
10	032105	9076	05/20/2003	\$64,718	PARTIAL INTEREST (1/3, 1/2, Etc.);
10	032105	9171	07/31/2003	\$470,000	ESTATE SALE;
10	786700	0014	10/16/2003	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR;

## 2004 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> SW Crew / Team - 3	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 06/02/2005	<b>Sales Dates:</b> 1/2003 - 12/2004
<b>Area</b> <b>62 - Lea Hill</b>	<b>Appr ID:</b> TGUN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 8 <b>Mean Assessed Value</b> 138,500 <b>Mean Sales Price</b> 181,500 <b>Standard Deviation AV</b> 37,378 <b>Standard Deviation SP</b> 54,082			
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b> 0.779 <b>Median Ratio</b> 0.774 <b>Weighted Mean Ratio</b> 0.763			
<b>UNIFORMITY</b>			
<b>Lowest ratio</b> 0.577 <b>Highest ratio:</b> 1.000 <b>Coefficient of Dispersion</b> 13.00% <b>Standard Deviation</b> 0.129 <b>Coefficient of Variation</b> 16.61% <b>Price Related Differential (PRD)</b> 1.021			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.577 Upper limit 1.000 <b>95% Confidence: Mean</b> Lower limit 0.689 Upper limit 0.868			
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b> 80 <b>B (acceptable error - in decimal)</b> 0.05 <b>S (estimated from this sample)</b> 0.129 <b>Recommended minimum:</b> 26 <b>Actual sample size:</b> 8 <b>Conclusion:</b>			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 4 # ratios above mean: 4 Z: 0.000 <b>Conclusion:</b> Normal* <i>*i.e. no evidence of non-normality</i>			

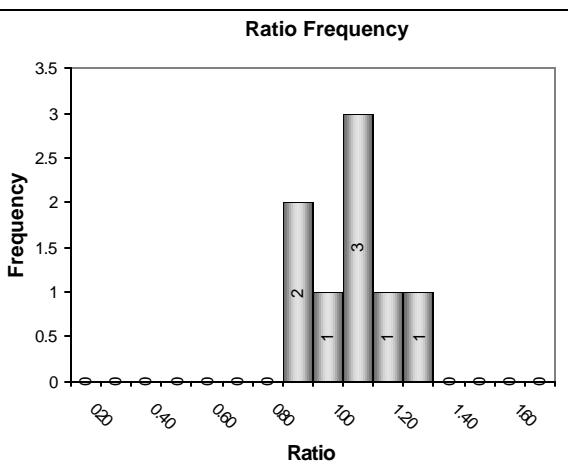


**COMMENTS:**

1 to 3 Unit Residences throughout area 62

## 2005 Mobile Home Parcel Ratio Analysis

<b>District/Team:</b> SW Crew / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 05/31/2005	<b>Sales Dates:</b> 1/2003 - 12/2004								
<b>Area</b> <b>62 - Lea Hill</b>	<b>Appr ID:</b> TGUN	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No								
<b>SAMPLE STATISTICS</b>											
<p><b>Sample size (n)</b> 8</p> <p><b>Mean Assessed Value</b> 183,300</p> <p><b>Mean Sales Price</b> 181,500</p> <p><b>Standard Deviation AV</b> 48,544</p> <p><b>Standard Deviation SP</b> 54,082</p>											
<b>ASSESSMENT LEVEL</b>											
<p><b>Arithmetic Mean Ratio</b> 1.027</p> <p><b>Median Ratio</b> 1.025</p> <p><b>Weighted Mean Ratio</b> 1.010</p>											
<b>UNIFORMITY</b>											
<p><b>Lowest ratio</b> 0.858</p> <p><b>Highest ratio:</b> 1.275</p> <p><b>Coefficient of Dispersion</b> 9.47%</p> <p><b>Standard Deviation</b> 0.133</p> <p><b>Coefficient of Variation</b> 12.98%</p> <p><b>Price Related Differential (PRD)</b> 1.016</p>											
<b>RELIABILITY</b>											
<p><b>95% Confidence: Median</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.858</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.275</td> </tr> </table> <p><b>95% Confidence: Mean</b></p> <table> <tr> <td><i>Lower limit</i></td> <td>0.934</td> </tr> <tr> <td><i>Upper limit</i></td> <td>1.119</td> </tr> </table>				<i>Lower limit</i>	0.858	<i>Upper limit</i>	1.275	<i>Lower limit</i>	0.934	<i>Upper limit</i>	1.119
<i>Lower limit</i>	0.858										
<i>Upper limit</i>	1.275										
<i>Lower limit</i>	0.934										
<i>Upper limit</i>	1.119										
<b>SAMPLE SIZE EVALUATION</b>											
<p><b>N (population size)</b> 80</p> <p><b>B (acceptable error - in decimal)</b> 0.05</p> <p><b>S (estimated from this sample)</b> 0.133</p> <p><b>Recommended minimum:</b> 27</p> <p><b>Actual sample size:</b> 8</p> <p><b>Conclusion:</b></p>											
<b>NORMALITY</b>											
<p><b>Binomial Test</b></p> <table> <tr> <td># ratios below mean:</td> <td>4</td> </tr> <tr> <td># ratios above mean:</td> <td>4</td> </tr> <tr> <td><i>Z:</i></td> <td>0.000</td> </tr> </table> <p><b>Conclusion:</b> <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	4	# ratios above mean:	4	<i>Z:</i>	0.000		
# ratios below mean:	4										
# ratios above mean:	4										
<i>Z:</i>	0.000										



**COMMENTS:**

1 to 3 Unit Residences throughout area 62

Assessment level has been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Departure Provisions:**

**Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception**

SR 6-2 (i)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers  
FROM: Scott Noble, Assessor

Scott Noble

SUBJECT: 2005 Revaluation for 2006 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr